

This instrument was prepared by  
(Name) William H. Halbrooks  
(Address) 704 Independence Plaza

Send Tax Notice To: \_\_\_\_\_  
name \_\_\_\_\_  
1018 Oak Tree Road  
address \_\_\_\_\_, AL  
Inst # 2000-11293

2000-11293

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 4/06/2000-11293  
**10:45 AM CERTIFIED**

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS, SHELBY COUNTY JUDGE OF PROBATE  
001 E31 58.00

That in consideration of Two Hundred Seventy-Five Thousand and no/100-----Dollars  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jack E. Page and wife, Nancy T. Page  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael Seth Ballew and Wendy Ann Ballew  
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 3104, according to the Survey of Riverchase Country Club, 31st  
Addition, as recorded in Map Book 18, Page 122, Instrument #94-23360,  
in the Office of the Judge of Probate of Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 225,600.00 of the purchase price recited above was paid from a  
mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention  
of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees  
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not  
survive the other, then the heirs and assigns of the grantors herein shall take as tenants in common

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs  
and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted  
above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will and my (our) heirs, executors, and  
administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 23rd  
day of February, 1900 2000

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Jack E. Page (Seal)  
Nancy T. Page (Seal)  
Nancy T. Page

STATE OF ~~Alabama~~ Wisconsin  
Vilas COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Jack E. Page and wife, Nancy T. Page  
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 23rd day of February, A.D. 1900

[Signature]  
Notary Public  
[Signature]