

This instrument was prepared by

8512

(Name) W. A. Jenkins, Jr.

(Address) 300 Frank Nelson Bldg., Birmingham, Al.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of 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,

Billy J. Ballard and wife, Annette K. Ballard

(herein referred to as grantors) do grant, bargain, sell and convey unto

Geoffrey C. Ketcham and wife, Jane S. Ketcham

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Beginning at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 19 South, Range 2 West, run due South along the East line of said SE 1/4 of NE 1/4 a distance of 328.69 feet to a "Point of Beginning". At said "Point of Beginning" turn an angle to the right of 91 degrees 23 minutes 15 seconds and run a distance of 306.0 feet; thence turn an angle to the left of 91 degrees 23 minutes 30 seconds and run a distance of 328.68 feet; thence turn an angle to the left of 91 degrees 24 minutes and run a distance of 306.05 feet; thence turn an angle to the left of 88 degrees 35 minutes 30 seconds and run a distance of 328.69 feet to the "Point of Beginning."

This conveyance is subject to the following:

1. Taxes for the year 1976
2. Mineral and mining rights and rights incident thereto
3. Restrictions recorded in Vol. 261, Page 831 in the Probate Office of Jeff. Co., Ala.

\$58,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed



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Shelby Cnty Judge of Probate, AL
09/14/1976 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 8th day of September, 1976

WITNESS:

(Seal)

Billy J. Ballard

(Seal)

(Billy J. Ballard)

(Seal)

Annette K. Ballard

(Seal)

(Annette K. Ballard)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy J. Ballard and wife, Annette K. Ballard whose names 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 8th day of September, A. D., 1976

Paul J. Jones

Notary Public.