This instrument was prepared by

(Name) Dale Corley

(Address) 1933 Montgomery Highway 108

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

STATE OF ALABAMA
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Nine Thousand Nine Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James W. Ballard and wife, Sylvia J. Ballard

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

Paul E. Genereux and wife, Susan R. Genereux

(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:

BOOK 321 PAGE 238

Lot 29, Block 1, AWTREY & SCOTT'S ADDITION TO ALTADENA SOUTH, according to the plat thereof recorded in Map Book 5, Page 123, of the records in the Office of the Judge of Probate Court of Shelby County, Alabama.

Subject to:
1. Current taxes.
2. Easement and building line as shown on recorded plat.
3. Restrictions appearing of record in Misc. Volume 3, Pages 468 and 873 in said Probate Office.
4. Right of way granted to Alabama Power Company by instrument recorded in Volume 279, Page 57, in said Probate Office.

$39,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19790802000098950 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/02/1979 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 31st day of July, 1979.

WITNESS:

(Seal) 79 AUG -2 AM 9 46

(Seal)

JUDGE OF PROBATE (Seal)

James W. Ballard (Seal)
James W. Ballard

(Seal)

Sylvia J. Ballard (Seal)
Sylvia J. Ballard

STATE OF ALABAMA
Jefferson COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Ballard and wife, Sylvia J. 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 31st day of July A. D., 1979.

William H. Holbrook
Notary Public.