

SEND TAX NOTICE TO:

(Name) Henry S. Balch

(Address) 2117 Cloud Croft Circle  
Birmingham, AL 35216

This instrument was prepared by

(Name) William H. Halbrooks, Attorney

Suite 820 Independence Plaza

(Address) Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Four Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Ferrell Stephens, Jr. and wife, Sheryl B. Stephens

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Henry S. Balch and Hilda C. Balch

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Unit D, Building 4, Lot 3, of Chandalar South Townhouses as recorded in Map Book 6 Page 6 in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Commence at the most Westerly corner of Lot 3, thence in a South-easterly direction along the Southwest line of Lot 3 a distance of 83.95 feet, thence 90 deg. left in a Northeasterly direction a distance of 20 feet to the point of beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C" and "D" and the center line of the wood fence common to Units "C" and "D", thence continue in a Northeasterly direction along the center line of said fence, party wall and fence a distance of 68.00 feet to intersection of the center line of the fence enclosing the backs of Units "A", "B", "C" and "D" thence right in a Southeasterly direction along center line of last described fence a distance of 24.07 feet to intersection of the center line of the wood fence joining the Southeast side of Unit "D" thence right in a Southwesterly direction along the center line of said fence, wall and fence being the Southeast side of Unit "D", a distance of 68 feet to intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C" and "D", thence right in a Northwesterly direction along the center line of last described fence a distance of 24.37 feet to the point of beginning; being situated in Shelby County, Alabama.  
Subject to taxes easements and restrictions of record.

\$43,000.00 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 grantees herein shall take as tenants in common.

And ~~X~~ (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~X~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 28th

day of November, 19 83

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Ferrell Stephens, Jr. AND WIFE, Sheryl B. Stephens 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 28th day of November, A.D. 19 83