

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and 00/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Tommy Ballard, an unmarried man and Michael S. Carothers, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Michael S. Carothers

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 70, according to the Survey of Davenport's Addition to Riverchase West Sector 3, as recorded in Map Book 8, page 53 A, B, & C, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, party wall agreements, and rights of way of record.

Subject to that certain mortgage recorded in Vol. 427, page 107 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 26th day of December, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 JAN -4 AM 9:06

Need Tax 6.00
Per 2.50
And 1.00
9.50

Tommy Ballard (Seal)
Michael S. Carothers (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 Tommy Ballard, an unmarried man and Michael S. Carothers, an unmarried man, 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 26th day of

December 26th, 1984

Notary Public