

This instrument was prepared by  
(Name) ✓ Lamar Ham 1105  
(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Ernest Earl Ballard, Jr.  
name  
1049 Big Cloud Circle  
address  
Alabaster, AL 35007

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA**

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

\$ 10,000<sup>00</sup>

That in consideration of Ten and 00/100 DOLLARS

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

Ernest Earl Ballard, Jr. and wife, Shirley S. Ballard and J.C. Stapleton, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto

Ernest Earl Ballard, Jr. and Shirley S. Ballard (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 2, according to the Survey of Navajo Hill, Fourth Sector as recorded in Map Book 5, page 95 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

Subject to that certain mortgage recorded in Real 153, page 199, in the said Probate Office.

This property is not the homestead of J. C. Stapleton, Grantor herein.

1. Deed Tax \$ 10.00  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 2.00  
TOTAL 14.50

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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 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 10th day of September, 1987

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1987 NOV 17 PM 1:43 (Seal)

Ernest Earl Ballard, Jr. (Seal)  
Ernest Earl Ballard, Jr.  
Shirley S. Ballard (Seal)  
Shirley S. Ballard  
J. C. Stapleton (Seal)  
J. C. Stapleton

STATE OF ALABAMA Thomas A. Snowden, Jr.  
Jefferson COUNTY JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ernest Earl Ballard, Jr. and wife, Shirley S. Ballard, and J.C. Stapleton, a married 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 10th day of September, A. D., 1987