

SEND TAX NOTICE TO:

(Name) Robert P. Ball, Jr.

(Address) _____

This instrument was prepared by

(Name) Mary Douglas Hawkins, Corretti & Newsom

(Address) 1804 7th Avenue North, Birmingham, AL 35203

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY FIVE THOUSAND SIX HUNDRED AND NO/100 (\$65,600.00) DOLLARS

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

John F. Blair d/b/a Woodcraft and Design Company and
John F. Blair, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert P. Ball, Jr. and wife, Sally R. Ball

(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 4, according to the corrected survey of R. O. Ramer's Addition to Little Oak Ridge Estates as recorded in Map Book 11, page 8, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1989.
2. Public utility easement as shown by recorded plat, including a 15 foot on the rear of lot.
3. Mineral and mining rights.

NO PART OF THE PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR NOR THE GRANTOR'S SPOUSE.

BOOK 235 PAGE 235

BOOK 235 PAGE 235

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, I have hereunto set my hand(s) and seal(s), this 20th day of April, 19 89.

WITNESS:

(Seal)

(Seal)

(Seal)

JOHN F. BLAIR d/b/a
WOODCRAFT AND DESIGN COMPANY
By: _____

John F. Blair

John F. Blair, Individually

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John F. Blair, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April, A. D., 19 89

E. Ray Wallace

My Commission Expires November 28, 1992

Notary Public.

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John F. Blair, whose name as Owner of Woodcraft and Design Company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April, 1989.

E. Kay Wallace
Notary Public

My commission expires: 11-28-92

STATE OF ALA. SHERIFF CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 APR 21 AM 8:44

Thomas A. Shuler, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 66.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 2.00
TOTAL 73.00

BOOK 235 PAGE 236

235 236

CORRETT & NEWSON
1804 - 7TH AVENUE, NORTH
BIRMINGHAM, ALABAMA 35203

John F. Blair d/b/a
Woodcraft and Design Company

TO

Robert P. Bell, Jr. and

Sally R. Bell

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.