

This instrument prepared by:  
LAW OFFICES OF GEORGE P. WALTHALL, JR.  
141 West Main Street, Prattville, AL 36067  
205/365-2255 FX 205/361-1800 (File No. 91-331.RE)

1048

**WARRANTY DEED  
JOINTLY WITH REMAINDER TO SURVIVOR**

ACREAGE IS (15) FIFTEEN,  
SALES PRICE 2500. PER ACRE.

STATE OF ALABAMA  
SHELBY COUNTY

*S.H.B.*

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Dollars and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, MALINEE GAIL KIRKPATRICK EVANS, a married individual, herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto DOUGLAS H. BALLARD, SR., AND BETTY R. BALLARD, 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:

N 1/2 of N 1/2 of SW 1/4 of SE 1/4 and E 1/2 of N 1/2 of N 1/2 of SE 1/4 of SW 1/4, Section 33, Township 21, Range 3 West, except such part of the SE 1/4 of SW 1/4 of Section 33 as lies West of the Montevallo and Elyton Public road and except easements of the public in said Montevallo and Elyton public road.

This conveyance is made subject to all easements, restrictions, and reservations of record covering the above-described property.

This property is not now her homestead nor the homestead of her spouse nor has it ever been the homestead of her spouse.

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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we have lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 and seals, this 20<sup>th</sup> day of September, 1991.

*Malinee Gail Kirkpatrick Evans*  
MALINEE GAIL KIRKPATRICK EVANS

LOUISIANA  
STATE OF ALABAMA  
SHELBY COUNTY  
PARISH OF EAST BATON ROUGE

I, DANIEL K. DAVY, a Notary Public in and for said County, in said State, hereby certify that MALINEE GAIL KIRKPATRICK EVANS, a married individual, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of Sept 1991.

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

91 OCT 17 AM 10:35

JUDGE OF PROBATE

Notary Public

My Commission Expires At Death

1. Deed Tax	1.31.50
2. Reg. Tax	2.50
3. Recording Fee	2.50
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Local	11.00

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5685 Hwy 22  
Montevallo, AL 35115