

SEND TAX NOTICE TO:

(Name) Donald A. Ballard
 722 4th Avenue NW
 (Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
 Post Office Box 822
 (Address) Columbiana, Alabama 35051

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-One Thousand, Five Hundred (\$61,500.00) DOLLARS

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

Phillip R. Ramsey and wife, Linda A. Ramsey

(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald A. Ballard and Barbara A. Ballard

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

Shelby County, Alabama to-wit:

Lots 4 and 5 and W 1/2 of Lot 3, in Block 13, according to the Map of Alabaster Gardens, as recorded in Map Book 3, Page 156, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 1993 and subsequent years, easements, restrictions, permits, and rights of way of record.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Inst # 1992-22136

10/05/1992-22136
 08:59 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MJS 7.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 29th

day of September, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Phillip R. Ramsey

Linda A. Ramsey

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Phillip R. Ramsey and wife, Linda A. Ramsey 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

29th

day of

September

A. D. 19 92

Mike T. Atchison

Notary Public