

Send Tax Notice To:

James M. Ballard, III

111 Cambrian Way

Birmingham, Alabama 35242

PID# 10-1-02-0-003-050.070

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

One Hundred Eighty-Seven Thousand Nine Hundred and 00/100'S *
(\$187,900.00)**

to the undersigned Grantor BWA Development Corp. a corporation,
(herein referred to as Grantor) does by these presents grant,
bargain, sell and convey unto

James M. Ballard, III and Suzanne A. 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:

**Lot 4, according to the Survey of Country Club Village, as
recorded in Map Book 16, page 47, in the Probate Office of
Shelby County, Alabama.**

\$169,000 of the consideration stated hereinabove was
paid from the proceeds of a mortgage loan of even date
and closed simultaneously herewith.

Subject to ad valorem taxes for 1993 and subsequent
years, said taxes being a lien but not due and payable
until October 1, 1993.

Subject to restrictions, building lines, easements,
agreements and right of ways as same are filed of
record.

TOGETHER WITH all and singular, the rights and privileges,
hereditaments, and appurtenances thereto belonging or in anywise
appertaining.

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 the heirs and assigns
of such survivor 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 in and to the property
described hereinabove shall pass to the surviving GRANTEE, and
if one does not survive not survive the other, then the heirs
and assigns of the GRANTEES herein shall take as tenants in
common.

And said Grantor does for itself, its successors and assigns,
covenant with said Grantee, his, her or their heirs and assigns,
that it is lawfully seized in fee simple of said premises, that
they are free from all encumbrances, that it has a good right to
sell and convey the same as aforesaid, and that it will, and its
successors and assigns shall, warrant and defend the same to the
said Grantee, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its **Vice President**, who is
authorized to execute this conveyance, hereto set its signature
and seal this **7th day of January, 1993.**

Thomas Norton

01/13/1993-01137
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
28.00
002 MCD

BWA Development Corp.

Craig S. Beatty
Craig S. Beatty, Vice President

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Craig S. Beatty** whose name as **Vice President of BWA Development Corp.**, a corporation, 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/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this **7th** day of **January**, **1993**.

Thomas E. Norton, Jr.
Notary Public
My commission expires: 01/24/95

C-93004

This instrument prepared by:
Thomas E. Norton, Jr., Attorney at Law
Second Floor East
Mountain Brook Center
2700 Highway 280 South
Birmingham, AL 35223

Inst # 1993-01137

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