

SEND TAX NOTICE TO:

(Name) Harold Ballew and Sue Ballew
3215 CHASE LAKE
(Address) B'HAM ALA 35215

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(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 FIVE THOUSAND AND NO/100 --- (\$5,000.00) ----- DOLLARS

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

Gregg L. Sullivan and wife, Telisa R. Sullivan
(herein referred to as grantors) do grant, bargain, sell and convey unto

Harold Ballew and wife, Sue Ballew
(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 5, Block E, according to map of Riverview Subdivision, as recorded in Map Book 4, Page 63, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1993 and subsequent years. 1993 taxes are a lien but not due and payable until October 1, 1993.
2. 25-foot building set back line from River Drive as shown on recorded map of said subdivision.
3. Restrictive covenants dated June 2, 1961 and recorded in Deed Book 215, Page 662, in the Probate Office of Shelby County, Alabama.
4. Transmission line permits to Alabama Power Company, recorded in Deed Book 133, page 253, Deed Book 138, Page 88, Deed Book 221, Page 667, and Deed Book 225, Page 270, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company, recorded in Deed Book 215, Page 668, in the Probate Office of Shelby County, Alabama.

Inst # 1993-05225

02/23/1993-05225
03:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.50

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 23rd day of February, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Gregg L. Sullivan (Seal)
Telisa R. Sullivan (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gregg L. Sullivan and wife, Telisa R. Sullivan 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 23rd day of February, A. D., 19 93

Conrad H. Foster
Notary Public.