

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:

(Name) Roy L. Martin  
(Address) P.O. Box 9  
Pelham, AL 35124

Send Tax Notice to:

(Name) R & J Building Company, Inc.  
(Address) 3464 Tanglecreek Estates Dr.  
Birmingham, Alabama 35243

**WARRANTY DEED**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand Dollars and No/100 (\$15,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Douglas H. and Betty R. Ballard (Husband & Wife)

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

R & J Building Company, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby  
County, Alabama, to-wit:

Lot 13, according to the survey of Park Forest 3rd Sector as recorded  
in Map Book 16, Page 101 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Easements and restrictions of record.

This is a corrective deed to correct the deed that is recorded in  
instrument #1993-02712, recorded on 1-28-93

Inst # 1993-10080

04/13/1993-10080  
10:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 7.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th  
day of April, 19 93

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Douglas H. Ballard (Seal)  
Douglas H. Ballard  
Betty R. Ballard (Seal)  
Betty R. Ballard  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, Donna B. Landwehr  
in said State, hereby certify that the above signed

a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who are is known to me, acknowledged before me on this  
day that, being informed of the contents of the conveyance, are executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5 day of April, 19 93

May 16, 1994

My Commission Expires:

F.A. P.O. Box 10247

Donna B Landwehr

Notary Public