

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) Carter Homes & Development, Inc  
(Address) 110 Carter Lane  
Alabaster, Alabama 35007

**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 and Wife)  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Carter Homes & Development, Inc.

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

Lot 4, 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.

The full consideration was paid for by a mortgage filed simultaneously herewith.

Inst # 1993-21764

07/23/1993-21764  
03:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

**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 24th  
day of June, 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, Brenda H. Clayton  
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 24th day of June, 19 93

**MY COMMISSION EXPIRES APRIL 27, 1997**

My Commission Expires:

Brenda H. Clayton  
Notary Public