



**JEFFERSON TITLE CORPORATION**  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND TAX NOTICE TO:

James Ballard  
3932 Knollwood Drive  
Mtn. Brook, AL 35243

This instrument was prepared by

(Name) H. Evans Whaley/gu  
(Address) 244 West Valley Avenue, Suite 200A  
Birmingham, AL 35209

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of \*\*\*\*Seventy Five Thousand Dollars and No/100 (\$75,000.00)\*\*\*\*\* DOLLARS

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

Michael J. Brown and wife, Lisa Karen Brown  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Ballard and wife, Joan P. Ballard

(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 F, Block 14, according to the Survey of Riverwood, Fifth Sector, as recorded in Map Book 8, Page 121, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106th interest in the common area as set forth in the Declarations recorded in Misc. Volume 39, Page 880.

Mineral and mining rights excepted.

Subject to easements, rights of way, reservations, agreements, and restrictions and set back lines of record.

\$75,000.00 of the purchase price recited above was paid from mortgage loans closed simultaneously herewith.

The grantors hereby certify that the above described property does not constitute the homestead as defined by Alabama Code Section 6-10-2.

Michael T. Brown is one and same as Michael J. Brown.

James Ballard is one and same as James W. Ballard.

Inst # 1993-22919

08/04/1993-22919  
09:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 29th

day of July, 19 93

WITNESS:

\_\_\_\_\_  
(Seal) Michael J Brown (Seal)  
\_\_\_\_\_  
(Seal) Lisa Karen Brown (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, H. Evans Whaley, a Notary Public in and for said County, in said State, hereby certify that Michael J. Brown and wife, Lisa Karen Brown whose names 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 July, A.D., 19 93

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: AUG. 12, 1995.  
BONDED THRU WESTERN SURETY CO.

H. Evans Whaley  
Notary Public

1993-22919