

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, 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

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 14, 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.

[Signature] The entire consideration of the purchase price recited above was paid from a
mortgage loan simultaneously herewith.

Inst # 1993-27037

09/04/1993-27037
08:28 AM 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 17th
day of August, 19 93

(Seal)

(Seal)

(Seal)

[Signature] (Seal)
Douglas H. Ballard
[Signature] (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 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 17th day of August, 19 93
[Signature]
4/27/97 My Commission Expires: *[Signature]*
Notary Public

F.A. P.O. Box 10247

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