

This instrument was prepared by:

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

Send Tax Notice to:

(Name) J. Elliott Corporation(Address) P.O. Box 523Alabaster, Alabama**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

J. Elliott Corporation(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby
County, Alabama, to-wit:Lot 17, 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.All of the above-recited purchase price was paid on a mortgage loan closed
simultaneously herewith.

Inst # 1994-16478

05/23/1994-16478
09:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DD1 MCO 9.50TO 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 16th
day of May, 19 94

(Seal)

(Seal)

(Seal)

Douglas H. Ballard (Seal)
Betty R. Ballard (Seal)**STATE OF ALABAMA**Shelby**County****General Acknowledgment**I, Brenda H. Clayton
in said State, hereby certify that

a Notary Public in and for said County.

the above signed, Douglas H. Ballard and wife, Betty R. Ballard

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 16th day of May, 19 94My Commission Expires: 4/27/97Brenda H. Clayton
Notary Public

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