

This Instrument was prepared by:  
Mary Lynn Campisi  
3017 Pump House Road  
Birmingham, AL 35243

Send Tax Notice To:  
David Leroy Ball and  
Jennifer Metcalfe Ball  
116 Carriage Drive  
Alabaster, AL 35007

## Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
 )  
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Seven Thousand Five Hundred and no/100th, ---(\$97,500.00) Dollars to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, James Dale Howell and Sherry C. Howell, husband and wife, and Jack L. Howell, Sr., and Barbara C. Howell, husband and wife, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto David Leroy Ball and Jennifer Metcalfe Ball, husband and wife, (Herein referred to as GRANTEES) as Joint Tenants with Right of Survivorship, the following described real estate situation in Shelby County, Alabama, To-wit:

Lot 2, according to the Survey of Carriage Hills, Phase II, as recorded in Map Book 13, Page 129, in the Probate Office of Shelby County, Alabama.

Subject to rights of way, easements, reservations, covenants, conditions, agreements, declarations, building and setback lines and restrictions of record.

Subject to ad valorem taxes for the current year.

\$97,188.00 of the above-recited consideration has been paid by a purchase money mortgage executed simultaneously herewith.

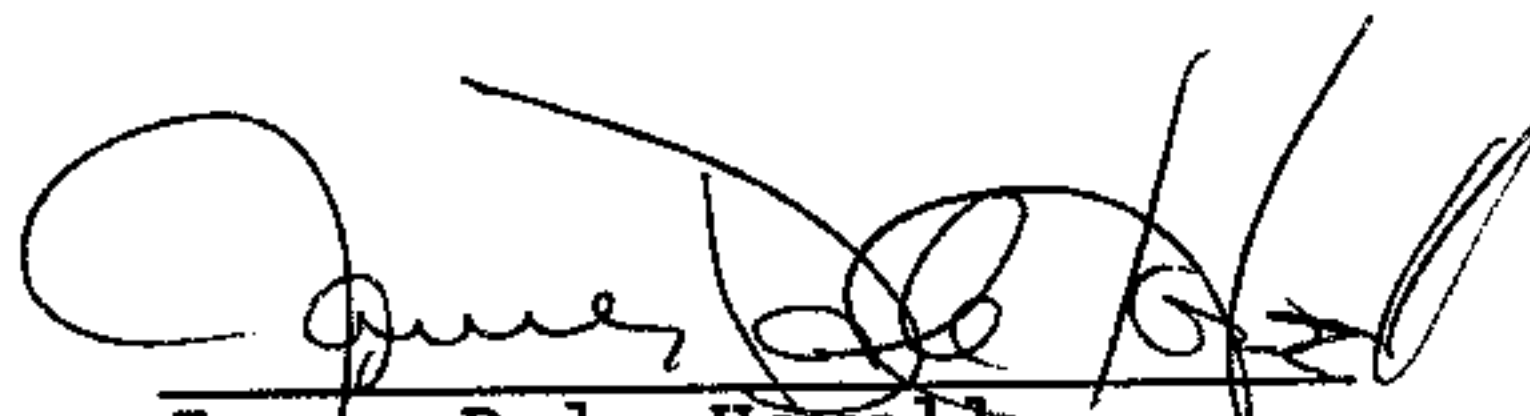
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.


And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

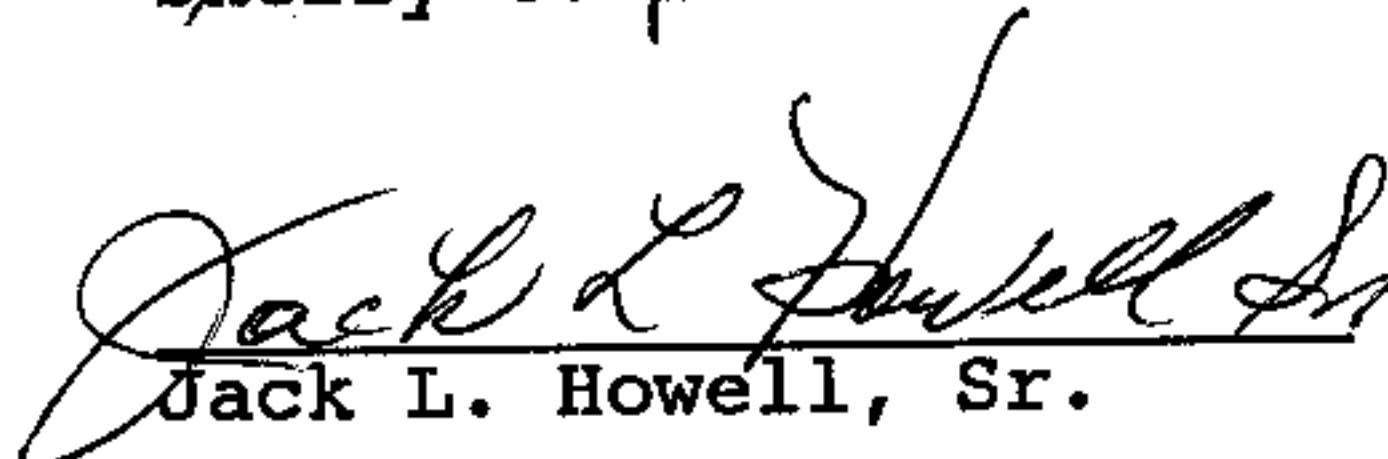
05/26/1994-16988  
10:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

Invest # 1994-16988

IN WITNESS WHEREOF, we have hereunto set our hands and seals,  
this 19<sup>th</sup> day of May, 1994.

  
James Dale Howell

  
Sherry C. Howell

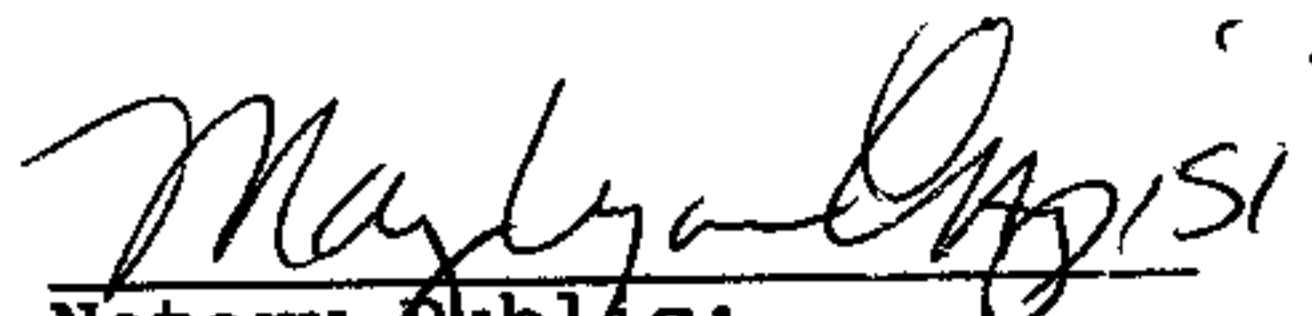
  
Jack L. Howell, Sr.

  
Barbara C. Howell

STATE OF ALABAMA     )  
                                  )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Dale Howell and Sherry C. Howell, husband and wife, and Jack L. Howell, Sr. and Barbara C. Howell, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, 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 19<sup>th</sup> day of May, 1994.

  
Notary Public:  
Mary Lynn Campisi  
My Commission Expires:  
06/16/95

Inst # 1994-16988

05/26/1994-16988  
10:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50