

This instrument was prepared by:  
(Name) Roy L. Martin  
(Address) P.O. Box 9  
Pelham, AL 35124

Send Tax Notice to:  
(Name) Carter Homes and Development, Inc.  
(Address) 208 Park Forest Terrace  
Montevallo, Alabama 35115

**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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Carter Homes and Development, Inc.

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

Lot 18, 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 above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

Inst # 1994-28566

09/19/1994-28566  
01:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 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 15th day of August, 19 94.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Douglas H. Ballard (Seal)  
Betty R. Ballard (Seal)

STATE OF ALABAMA }  
Shelby County } **General Acknowledgment**

I, Brenda H. Clayton a Notary Public in and for said County, in said State, hereby certify that the above signed

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 15th day of August, 19 94

4-27-97  
My Commission Expires:

Brenda H. Clayton  
Notary Public