

This form furnished by: **Cahaba Title, Inc.**

Eastern Office (205) 833-1571 FAX 833-1577  
Riverchase Office (205) 988-5600 FAX 988-5905

This instrument was prepared by:  
(Name) Courtney Mason & Assoc. PC  
(Address) PO BOX 360187  
Birmingham, AL 35236-0187

Send Tax Notice to:  
(Name) Carter Homes and Development, Inc.  
(Address) 245 Forest Parkway  
Montevallo, AL 35115

C O R R E C T I V E

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable consideration DOLLARS  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or  
Douglas H. Ballard and wife, Betty R. Ballard  
(herein referred to as grantor, whether one or more), do 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 Subdivision, Third Sector, as  
recorded in Map Book 16, Page 101 in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and  
rights of way, if any, of record.

THIS DEED IS BEING RECORDED AS CORRECTIVE TO CORRECT THAT CERTAIN DEED RECORDED IN  
INST. #1994-28566 TO SHOW MARITAL STATUS OF GRANTORS.

1995-08140  
03/31/1995-08140  
09:04 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, or its successors 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, or its successors 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 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, or its successors  
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 28<sup>th</sup>  
day of March, 19 95.

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

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

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

Douglas H. Ballard (Seal)  
Douglas H. Ballard

Betty R. Ballard (Seal)  
Betty R. Ballard

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

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Douglas H. Ballard and wife, Betty R. Ballard, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28<sup>th</sup> day of March, 19 95.

4/27/97  
My Commission Expires:

Douglas H. Clayton  
Notary Public

Inst # 1995-08140