

LAND TITLE COMPANY OF ALABAMA

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

Sent Tax Notice To:

(Name) Richard A. Ellis, Jr.
624 Cahaba Manor Lane
(Address) Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Three Thousand, Two Hundred & no/100----- Dollars
(\$63,200.00)

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Claudia M. Hearn Ball and husband, Jerry Ball

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto
Richard A. Ellis, Jr.

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

Lot 52, according to the Survey of Cahaba Manor Town Homes, as recorded in
Map Book 6, Page 105, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$63,088.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

Claudia M. Hearn Ball is one and the same as Claudia McCurdy.

Claudia M. Hearn Ball is one and the same as Claudia M. Hearn.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, or their heirs and assigns forever. heirs and
assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with
the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 27th
day of March, 19 95.

WITNESS:

(Seal)

Claudia M. Hearn Ball (Seal)

(Seal)

Claudia M. Hearn Ball (Seal)

(Seal)

Jerry Ball (Seal)

Jerry Ball

STATE OF ALABAMA

COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State,
hereby certify that Claudia M. Hearn Ball & Jerry Ball, 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 the 27th day of March, 19 95

William H. Halbrooks
William H. Halbrooks Notary Public

Inst # 1995-08727

04/05/1995-08727
11:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00