

# LAND TITLE COMPANY OF ALABAMA

This instrument was prepared by

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

Sent Tax Notice To:

(Name) Richard A. Ellis, Jr.  
(Address) 624 Cahaba Manor Lane  
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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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

General Acknowledgment

STATE OF ALABAMA

COUNTY OF Jefferson

I, William H. Halbrooks, 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 AM  
100-301 NCD