

This instrument was prepared by:

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: John Timothy Ballard  
name

2900 Dublin Drive  
address  
Helena, AL 35080

WARRANTY DEED-

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY EIGHT THOUSAND FIVE HUNDRED AND NO/100-----  
-----DOLLARS (\$88,500.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Ryan H. Robinson and wife, Traci S. Robinson

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

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

Lot 15, according to the Survey of Braelinn Village, Phase I, as recorded in  
Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1995.

Subject to restrictions, 15 foot building line, easement, agreement with  
Alabama Power Company and right of way to Alabama Power Company of record.

\$ 88,037.00 of the purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

Inst # 1995-14163

06/01/1995-14163  
08:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 9.00

TO HAVE AND 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 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 26th  
day of May, 19 95

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

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

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

Ryan H. Robinson (Seal)

Traci S. Robinson (Seal)  
Traci S. Robinson

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

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that  
Ryan H. Robinson and wife, Traci S. Robinson  
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 hands and official seal this 26th day of May, A.D., 19 95

Larry L. Halcomb Notary Public

My Commission Expires:  
January 23, 1998

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