

This instrument was prepared by:

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Patricia A. Stephens  
name

613 Cahaba Manor Trail  
address  
Pelham, AL 35124

WARRANTY DEED-

STATE OF ALABAMA  
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY THOUSAND AND NO/100-----  
-----DOLLARS (\$70,000.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, John Timothy Ballard, Unmarried

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Patricia A. Stephens, Unmarried

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

Lot 21-A, according to a Resurvey of Lots 21, 22, 23, 24, Part of Lot 25, and  
Vacated Portion of Cahaba Manor Trail, Cahaba Manor Town Homes, 3rd Addition,  
as recorded in Map Book 10, Page 73, in the Probate Office of Shelby County,  
Alabama.

Subject to taxes for 1995.

Subject to restrictions, agreement to Pelham Sewer Fund, right of way,  
agreement with Alabama Power Company, 15 foot easement, and terms, agreements  
and right of way to Alabama Power Company, of record.

\$ 68,507.00 of the purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

Inst # 1995-14168

06/01/1995-14168  
08:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 10.00

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, I have hereunto set my hand(s) and seal (s), this 26th  
day of May, 19 95

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

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

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

John Timothy Ballard (Seal)  
\_\_\_\_\_(Seal)

\_\_\_\_\_(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  
John Timothy Ballard, Unmarried  
whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance he 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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