

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Joyce Faye Ballard

(Address) 106 Johnson St
Columbiana, AL 35051

This instrument was prepared by
(Name) Mike T. Atchison

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY THREE THOUSAND AND NO/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Richard Hardin, a single man,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
JOYCE FAYE BALLARD,

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

Lot 9, in Block No. 1, according to the survey and map of J. W. Johnston's property in the Town of Columbiana, Alabama as shown by map recorded in the Probate Office of Shelby County, Alabama in Map Book 3, Page 24.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way and permits of record.

\$61,707.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1996-36455

11/01/1996-36455
02:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.00

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 31st day of October, 1996.

(Seal)
(Seal)
(Seal)

Richard Hardin (Seal)
Richard Hardin (Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard Hardin whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, A. D., 1996.

[Signature]
Notary Public.
My Commission Expires: 10/16/96

Inst # 1996-36455