

value of interest conveyed=\$1,000  
VALUE: \$ for estate division only

SEND TAX NOTICE TO:

Kelly R. Erwin

P. O. Box 67

Vandiver, AL 35176

Inst # 1997-40019

This Instrument was prepared by:  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. Box 587  
Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and division of estate lands to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Betty Erwin Bragg, Margaret A. Brasher, Kelly R. Erwin, Donna J. Ballenger** and husband, **William M. Ballenger**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kelly R. Erwin** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification.

The above described property constitutes no part of the homestead of any of the grantors with the exception of Donna J. Ballenger and husband, William M. Ballenger, who currently reside on a portion of the above described Erwin Estate.

**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 hand(s) and seal(s), this 9 day of December, 1997.

Betty Erwin Bragg (SEAL)  
Betty Erwin Bragg

Margaret A. Brasher (SEAL)  
Margaret A. Brasher

Kelly R. Erwin (SEAL)  
Kelly R. Erwin

Donna J. Ballenger (SEAL)  
Donna J. Ballenger

William M. Ballenger (SEAL)  
William M. Ballenger

12/09/1997-40019  
11:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NEL 18.50

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Betty Erwin Bragg, Martha A. Brasher, Kelly R. Erwin, Donna J. Ballenger** and husband **William M. Ballenger**, whose names 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 9 day of December, 1997.

  
Notary Public

# EXHIBIT "A"

Lot 68 Deer Springs Estates, Inc. first addition as recorded in Map Book 5, Page 55, Columbiana, Alabama, Shelby County. Subject to easements for public utilities, pipe lines, restrictive covenants, conditions and limitations which pertain to said lot and any mineral mining rights not owned by Deer Springs Estates, Inc.

## SIGNED FOR IDENTIFICATION:

Betty Erwin Bragg  
Betty Erwin Bragg

Margaret A. Brasher  
Margaret A. Brasher

Kelly R. Erwin  
Kelly R. Erwin

Donna J. Ballenger  
Donna J. Ballenger

William M. Ballenger  
William M. Ballenger

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