

SEND TAX NOTICE TO:

(Name) Robin Kendall Ballard

(Address) 918 Hwy 331
Columbiana, Ala 35051

This instrument was prepared by

(Name) Mike T. Archison, Attorney at Law

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

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Six Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

CHARLES E. BARRETT and wife, RUTH S. BARRETT

(herein referred to as grantors) do grant, bargain, sell and convey unto

ROBIN KENDALL BALLARD and wife, MYRA G. BALLARD,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 5, according to the survey of Ruth S. Barrett Subdivision, as recorded in Map Book 13, Page 5, in the Probate Office of, Shelby County, AL. Situated in Shelby County, Alabama.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

\$54,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1998-09921

03/20/1998-09921
03:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 11.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set our hand(s) and seal(s), this 20th day of March, 1998

WITNESS:

(Seal)

Charles E. Barrett
Charles E. Barrett

(Seal)

(Seal)

Ruth S. Barrett
Ruth S. Barrett

(Seal)

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles E. Barrett and Ruth S. Barrett 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 20th day of March, A. D., 19 98

Mike T. Archison
Notary Public

My Commission Expires: 10/16/2000

Inst # 1998-09921

MTA