

Send tax notice to:
Miss Jennifer J. Ballard
3069 Riverwood Terrace
Birmingham, AL 35242

This Instrument Prepared By:
Gregory D. Hyde, Esq.
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 SouthBridge Pkwy., Suite 500
Birmingham, Alabama 35209

Inst # 1999-00624

01/06/1999-00624
11:31 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTORS OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, James Ballard and Joan P. Ballard, husband and wife (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Jennifer J. Ballard (hereinafter referred to as "Grantee"), an undivided fifty percent (50%) interest in all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot F, Block 14, according to the Survey of Riverwood, Fifth Sector, as recorded in Map Book 8, Page 121, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106th interest in the common area as set forth in the Declarations recorded in Misc. Volume 39, Page 880.

Mineral and mining rights excepted.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her successors and assigns forever.

The above property does not constitute the homestead of the Grantors.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

4th IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this day of January, 1999.

James Ballard
James Ballard

Joan P. Ballard
Joan P. Ballard

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that James Ballard and Joan P. Ballard, husband and wife, 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 this the 4th day of January, 1999.

Gregory D. Hyde
Notary Public

Gregory D. Hyde
Printed Name

[NOTARY SEAL]

My Commission Expires: 5/2/01

Inst # 1999-00624

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