

SEND TAX NOTICE TO:
Douglas H. Ballard, Sr.
(Name) Betty R. Ballard
1324 Willow Creek Place
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Form 1-14 Rev. 1997
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MADRID CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twenty Thousand and no/100----- DOLLARS

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

John Eric Nimitz and wife Gabriele Sabine Nimitz

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

Douglas H. Ballard, Sr. and Betty R. 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 10, according to the map and survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

Gabriele Sabine Nimitz is one and the same as Gabriele S. Nimitz.

Inst # 1999-31983

08/02/1999-31983
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MRS 128.50

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, I/we have hereunto set my/our hand(s) and seal(s), this 15th

day of July, 1999.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Eric Nimitz, by his Attorney-in-fact, Gabriele Sabine Nimitz and * whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of July, A.D. 1999

James A. Adams
3-12-2001
Notary Public

John E. Nimitz
Gabriele S. Nimitz
John Eric Nimitz
by his Attorney-in-fact, Gabriele Sabine Nimitz
Gabriele S. Nimitz
Gabriele Sabine Nimitz

*Gabriele Sabine Nimitz,
Husband and Wife