

This instrument was prepared by:

Stephen D. Keith, Attorney at Law
One Chase Corporate Center
Suite 490
Birmingham, Alabama 35244

Please Send Tax Notice to:

Royce Ballard and Stacy Ballard
1853 Hamilton Road
Pelham, Alabama 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I/we, **Robert Marvin Burleson, Jr. and wife, Kristi Ray Burleson**, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Royce W. Ballard and Staci B. Ballard** (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 174, according to the Survey of Chandalar South, Third Sector, as recorded in Map Book 6, page 68, in the Probate Office of Shelby County, Alabama; being in Shelby County, Alabama.

Note: \$138,300.00 of the purchase price was paid with a mortgage loan closed and recorded simultaneously herewith.

Subject to:

1. Taxes for the year 2000 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees, for and during their joint lives as joint tenants with right of survivorship and upon the death of either them, then to the survivor of them in fee simple and to the heirs and assigns of each such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves), and for my (our) heirs, executors and administrators covenant with 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 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 and seal this 29 day of Oct, 1999.

Robert Marvin Burleson, Jr.
Robert Marvin Burleson, Jr.

Kristi Ray Burleson
Kristi Ray Burleson

State of Alabama)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Robert Marvin Burleson, Jr. and Kristi Ray Burleson**, 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 they executed the same as their act voluntarily on the day same bears date.

Given under my hand and seal this 29 day of Oct, in the year 1999.

My Commission Expires:

3/21/2000

[Signature]
Notary Public

11/02/1999-45124
09:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 031 3.50

Inst # 1999-45124