



2008020600049190 1/1 \$742.50
Shelby Cnty Judge of Probate, AL
02/06/2008 12:30:49PM FILED/CERT

This Instrument Prepared By:
Anthony C Willoughby
Attorney at Law
PO Box 43605
Birmingham, AL 35243

Send Tax Notice To:
M & L Properties I, LLC
c/o David Ballard
4401 Corinth Drive
Birmingham, AL 35213

STATE OF ALABAMA
SHELBY COUNTY

*Assessed value
\$731,100.00*

**WARRANTY DEED
(NO TITLE EXAMINATION WAS PREPARED)**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred and No/100 Dollars (\$500.00)** to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is acknowledged, I/we, **David H. Ballard, a married man**, (herein referred to as Grantor), do hereby grant, bargain, sell and convey unto **M & L Properties I, L.L.C., an Alabama Limited Liability Company**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to wit:

A tract of land located in the Northeast Quarter of the Southeast Quarter of Section 31, Township 13 South, Range 1 West situated in Shelby County, Alabama, more particularly described as follows: Beginning at a point 280 feet South of the Northwest corner of said quarter-quarter section; thence run South along the West boundary of said quarter-quarter section 280 feet; thence East 266 feet; thence North 280 feet; thence West 266 feet to the point of beginning. Less and except any part lying and being situated in a public road right of way.

SUBJECT TO:

1. Taxes for the current year and all subsequent years which are a lien but not yet due and payable.
2. Easements, Right of Way, Reservations of Mineral and Mining Rights, if any, as shown in the public records of Shelby County, Alabama.

Subject property is not the homestead of the Grantor nor his spouse.

Deed subject to that certain mortgage in the amount of \$600,000.00 which was recorded June 7, 2002 in Instrument #20030305000132910.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever. And I/we do for myself/ourselves and for my/our heirs, executors and administrators covenant with the said Grantee, his/her/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 Grantee, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, David H. Ballard has/have hereunto set his/her/their signature(s) and seal(s) this the 30th day of November, 2007.

David H. Ballard

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **David H. Ballard, a married man**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he did execute that same voluntarily on the day the same bears date.

Shelby County, AL 02/06/2008
State of Alabama

Deed Tax: \$731.50

Notary Public

My Commission Exp: _____

(SEAL)