

This instrument prepared by:
John H. Henson
4647-E Highway 280
Riverhills Shopping Center
Birmingham, AL 35242

SEND TAX NOTICE TO:
George P. Ballock
Beth A. Ballock
2004 Wesley Court
Birmingham, Alabama 35242



20091106000415710 1/2 \$96.00
Shelby Cnty Judge of Probate, AL
11/06/2009 10:41:36 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Four Hundred Ten Thousand dollars and Zero cents (\$410,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Thomas P. Rowan, a single man and Geraldine A. Rowan, a single woman**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **George P. Ballock and Beth A. Ballock as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$328,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **30th day of October, 2009**.


Thomas P. Rowan


Geraldine A. Rowan

STATE OF ALABAMA)
JEFFERSON COUNTY)

Shelby County, AL 11/06/2009
State of Alabama
Deed Tax : \$82.00


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thomas P. Rowan and Geraldine A. Rowan** whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **30th day of October, 2009**.


Notary Public
Commission Expires:

FILE NO: 291802

EXHIBIT "A"


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Lot 2929, according to the Map of Highland Lakes, an Eddleman Community, 29th Sector, as recorded in Map Book 36, Page 33 A-D, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543, and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 29th Sector, recorded as Instrument #20051229000667930, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").