

This instrument was prepared by:

Paul B. Seeley  
Lanier Ford Shaver & Payne P.C.  
P. O. Box 2087  
Huntsville, Alabama 35804

Please send tax notice to:

Royce Ballard  
1853 Hamilton Road  
Pelham, Alabama 35124

**WARRANTY DEED**

\$8,000.00

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten dollars and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, we, ROYCE W. BALLARD and STACI B. BALLARD (hereinafter referred to as Grantor, whether one or more), do grant, bargain, sell and convey unto ROYCE W. BALLARD (hereinafter referred to as Grantee), 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.

Subject to:

1. Taxes for the year 2010 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.
3. All mortgages of record.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and for our heirs, executors and administrators covenant with said Grantee, his heirs 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 said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 28<sup>th</sup> day of December, 2010.

Royce W. Ballard  
Royce W. Ballard

Staci B. Ballard  
Staci B. Ballard

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that ROYCE W. BALLARD and STACI B. BALLARD, 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 they executed the same as their act voluntarily on the day the same bears date.

Given under my hand and seal this 28<sup>th</sup> day of December, in the year 2010.

My Commission Expires:

4/20/2014

Jessica S. Holland  
Notary Public

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER OF THIS INSTRUMENT WHO CONDUCTED NO TITLE EXAMINATIONS AND WHO ISSUED NO TITLE OPINION OR TITLE INSURANCE.

Shelby County, AL 12/28/2010  
State of Alabama  
Deed Tax: \$8.00

20101228000434060 1/1 \$20.00  
Shelby Cnty Judge of Probate, AL  
12/28/2010 10:44:00 AM FILED/CERT