

*This instrument was prepared by:*  
David P. Condon, P. C.  
100 Union Hill Drive Ste 200  
Birmingham, AL 35209

*Send tax notice to:*  
Nancy J. Ellis  
3088 Riverwood Terrace  
Birmingham, Alabama 35242

## WARRANTY DEED

STATE OF ALABAMA )  
:  
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Chad M. Ballinger and his wife Jill H. Ballinger**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Nancy J. Ellis**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**Lot C, Block 12, according to a Resurvey of Lots A, B, C, D,  
Block 12, Riverwood, 7th Sector, as recorded in Map Book  
10, page 81, in the Probate Office of Shelby County,  
Alabama**

\$126,606.00 of the proceeds come from a mortgage recorded simultaneously herewith.


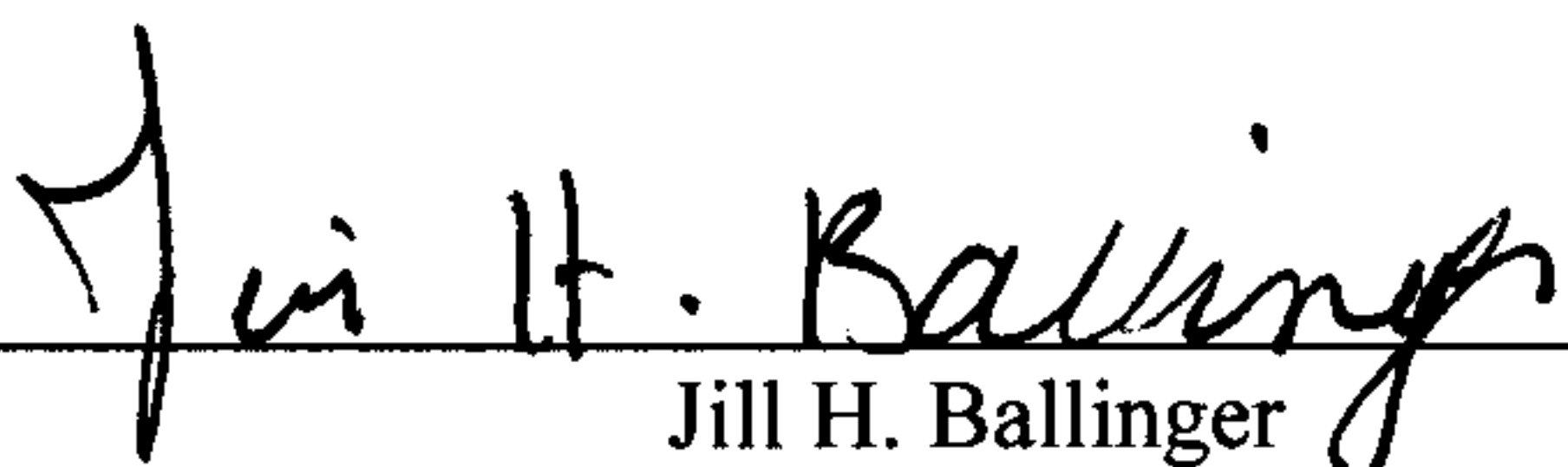
**The grantor Jill H. Ballinger is one and the same as Lauren J. Heninger, grantee in the deed recorded in Instrument 20050428000202570.**

Subject to: (1) 2011 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantors; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

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


IN WITNESS WHEREOF, we have set our hands and seals, this 31st day of May, 2011.

 (Seal)  (Seal)  
Chad M. Ballinger Jill H. Ballinger


STATE OF ALABAMA )  
:  
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Chad M. Ballinger and Jill H. Ballinger 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 of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2011.

  
20110606000165330 1/1 \$16.50  
Shelby Cnty Judge of Probate, AL  
06/06/2011 03:05:03 PM FILED/CERT

Shelby County, AL 06/06/2011  
State of Alabama  
Deed Tax: \$3.50

  
Notary Public: David P. Condon  
My Commission Expires: 2-12-14  
