



20120502000152810 1/2 \$715.00
Shelby Cnty Judge of Probate, AL
05/02/2012 03:59:31 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

value \$700,000

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TEN DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **CARLTON TERRELL WYNN, JR. a married person and NANCY GAY COTTEN, a married person (aka Nancy Gay Cotton); WILLIAM JEFFERSON WYNN, III** all married individuals (GRANTORS) do grant, bargain, sell and convey unto **DAVID H. BALLARD and VIRGINIA P. BALLARD (GRANTEES)** as joint tenants with right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 5, ACCORDING TO THE MAP AND SURVEY OF LAKE WEHAPA, AS RECORDED IN MAP BOOK 4, PAGE 61 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Ad valorem taxes due October 1, 2012.

Restrictions, covenants, and limitations as set out in Deed Volume 375, Page 908 214, Page 463.

Easements in favor of Alabama Power Company in Deed Volume 375, Page 373, and Deed Volume 302, Page 406.

THE PROPERTY CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER OF THE GRANTORS, NOR THEIR RESPECTIVE SPOUSES.

THE GRANTORS ARE THE ONLY THREE (3) CHILDREN AND ONLY HEIRS AND DEVISEES OF THE LATE NANCY ANN WYNN, ONE OF THE GRANTORS IN THAT CERTAIN DEED RECORDED IN inst# 1992-26453 .

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTORS do for themselves, their successors, assigns, and personal representatives covenant with said GRANTEES, their heirs and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors, assigns and personal representatives shall, warrant and defend the same to the same GRANTEES, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 18 day of April, 2012.

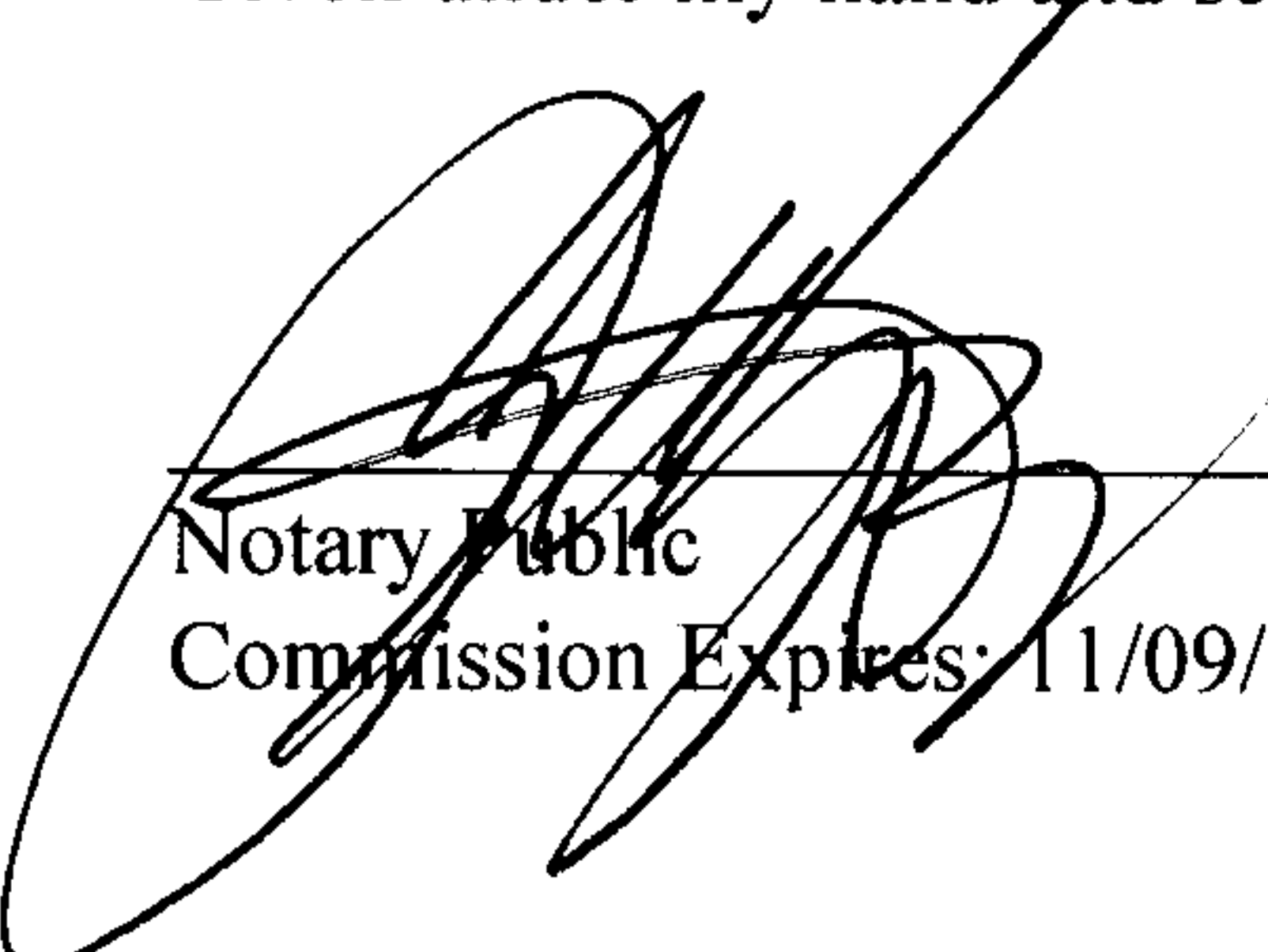

CARLTON TERRELL WYNN, JR. SEAL


NANCY GAY COTTEN SEAL


WILLIAM JEFFERSON WYNN, III SEAL

STATE OF ALABAMA
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that CARLTON TERRELL WYNN, JR.; NANCY GAY COTTEN, and WILLIAM JEFFERSON WYNN, III 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 instrument, they executed the same voluntarily on the day the same bears date. Given under my hand and seal this 18 day of April, 2012.


Notary Public
Commission Expires: 11/09/14

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR., P.C.
2100 SOUTHBRIDGE PKWY, #338
BIRMINGHAM, ALABAMA 35209
205 879 3400

SEND TAX NOTICE TO:
DAVID H. BALLARD
VIRGINIA P. BALLARD
4401 CORINTH DRIVE
Birmingham, AL 35213
#04-4-18-0-000-031.000



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State of Alabama
Deed Tax: \$700.00