

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB4049

SEND TAX NOTICE TO:

Daniel Blake Braden
2340 Blackridge Dr.
Hoover, Al 35244

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Million One Hundred Fifty Thousand Dollars and 00/100 Dollars (\$1,150,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Robert Lee Ballard, Jr. and Teresa Lynn Ballard, a married couple** whose mailing address is: 1133 Clifton Rd, Hoover, Al 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Daniel Blake Braden** whose mailing address 2340 Blackridge Dr., Hoover, Al 35422 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 2340 Blackridge Dr., Hoover, Al 35244 to wit:

Lot 1011, according to the Survey of Blackridge Phase 1A, as recorded in Map Book 48, Page 83 A & B, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$750,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, 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 stated 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 grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of March, 2024.

Robert Lee Ballard, Jr.
Robert Lee Ballard, Jr.
Teresa Lynn Ballard
Teresa Lynn Ballard

STATE OF ALABAMA
COUNTY OF JEFFERSON

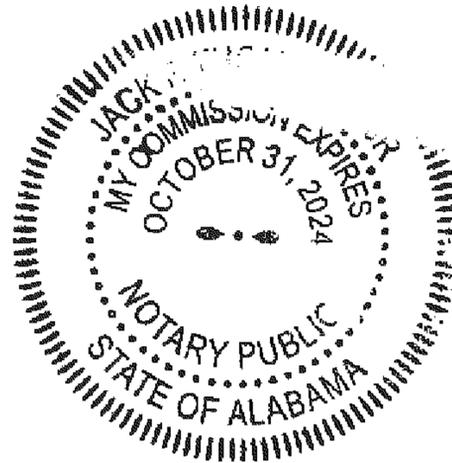
I, Jack R. Thompson, Jr. a Notary Public in and for said county in said state, hereby certify that **Robert Lee Ballard, Jr. and Teresa Lynn Ballard** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 26th day of March, 2024.

My Commission Expires: 10/31/2024

Jack R. Thompson, Jr.
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2024 11:53:12 AM
\$425.00 PAYGE
20240327000083540

Allie S. Bayl