

This form provided by

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Alabaster Water Board

(Address) P.O. Box 528

Alabaster, AL 35007

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-37 Rev. 6/99

**WARRANTY DEED** - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seven Thousand Five Hundred and no/100 -----dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**Douglas H. Ballard, Sr. a married man**

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

**Alabaster Water Board**

(herein referred to as grantee, whether one or more), the following described real estate, situated in

**Shelby County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to restrictions, easements and rights of way of record.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HIS RESPECTIVE SPOUSE.

Inst # 1999-41285  
10/04/1999-41285  
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SHELBY COUNTY JUDGE OF PROBATE  
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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30<sup>th</sup> day of September, 1999.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

*Douglas H. Ballard, Sr.* (Seal)  
Douglas H. Ballard, Sr. (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Douglas H. Ballard, Sr., whose name is signed to the foregoing conveyance is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of September, A.D., 1999

*Fethy A. Palmer*  
Notary Public

EXHIBIT "A"

PARCEL 1:

A parcel of land located in the Northeast 1/4 of the Southwest 1/4 and in the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the northwest corner of the said Northeast 1/4 of the Southwest 1/4 also being the southwest corner of Lot 35 of Park Forest Subdivision, Sector 7 - Phase 2 as recorded in Map Book 19, Page 169, in the Office of the Judge of Probate, Shelby County, Alabama; thence South 85 degrees 24 minutes 11 seconds East along the south boundary of said Lot 35, 187.66 feet to the southeast corner of said Lot 35 and the Point of Beginning; thence South 85 degrees 22 minutes 43 seconds East along the south boundary of said Park Forest Subdivision, Sector 7 - Phase 2 and along Park Forest Subdivision, Sector 7 - Phase 1 as recorded in Map Book 19, Page 33 in the Office of the Judge of Probate, Shelby County, Alabama, 1064.98 feet to the southwest corner of Lot 3 of said Park Forest Subdivision, Sector 7 - Phase 1; thence South 85 degrees 22 minutes 47 seconds East along the south boundary of said Lot 3, 192.24 feet; thence South 04 degrees 37 minutes 13 seconds West, 40.00 feet; thence North 85 degrees 22 minutes 44 seconds West, 1257.21 feet; thence North 04 degrees 35 minutes 49 seconds East, 40.00 feet to the Point of Beginning.

PARCEL 2:

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the northwest corner of the said Northeast 1/4 of the Southwest 1/4 also being the southwest corner of Lot 35 of Park Forest Subdivision, Sector 7 - Phase 2 as recorded in Map Book 19, Page 169 in the Office of the Judge of Probate, Shelby County, Alabama; thence South 85 degrees 24 minutes 11 seconds East along the south boundary of said Lot 35, 187.66 feet to the southeast corner of said Lot 35; thence South 85 degrees 22 minutes 43 seconds East along the south boundary of said Park Forest Subdivision, Sector 7 - Phase 2 and along Park Forest Subdivision, Sector 7 - Phase 1 as recorded in Map Book 19, Page 33 in the Office of the Judge of Probate, Shelby County, Alabama, 1064.98 feet to the southwest corner of Lot 3 of said Park Forest Subdivision, Sector 7 - Phase 1; thence South 85 degrees 22 minutes 47 seconds East along the south boundary of said Lot 3, 105.00 feet to the southwest corner of Lot 2 of said, Park Forest Subdivision, Sector 7 - Phase 1; thence South 85 degrees 22 minutes 14 seconds East along the south boundary of said Lot 2, 105.00 feet; thence south 04 degrees 37 minutes 46 seconds West, 210.00 feet; thence North 85 degrees 22 minutes 31 seconds West, 209.97 feet; thence North 04 degrees 37 minutes 13 seconds East, 210.00 feet to the Point of Beginning.

According to the survey of Lynell Early, dated August 25, 1999.

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