

592

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid to the undersigned by DOUGLAS H. BALLARD and wife, BETTY R. BALLARD, Party of the Second Part, the receipt of which is hereby acknowledged, the undersigned grantor, COOSA VALLEY PRODUCTION CREDIT ASSOCIATION, a corporation, has this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the Party of the Second Part, in fee simple; subject however, to the right of redemption of former owners and their creditors, the following described tract or parcel of land lying and being in Shelby County, Alabama, and more particularly described and bounded as follows:

FOR DESCRIPTION SEE EXHIBIT
"A" ATTACHED HERETO

TO HAVE AND TO HOLD the said tract or parcel of land unto the Party of the Second Part, for and during their natural lives, their heirs and assigns in fee simple forever, subject however, to the right of redemption of former owners and their creditors.

IN WITNESS WHEREOF, the Party of the First Part has hereto set its hand and seal on this the 11 day of March, 1983.

COOSA VALLEY PRODUCTION CREDIT
ASSOCIATION, a corporation

By: [Signature]
its atty V.P.

ATTEST:
[Signature]

This instrument was prepared by:
Eccles & Colvin, Attorneys at Law
516 South Leighton Avenue
Anniston, Alabama 36201

✓ SHELBY STATE BANK
P. O. Box 216
PELHAM, ALABAMA 35124

704
345
SFC
100

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, Price T. Young, Jr., a Notary Public in and
for said County and in said State, hereby cerify that Timmy
W. Singleton, whose name as acting Asst U.P. of
Coosa Valley Production Credit Association, a corporation, is
signed to the foregoing instrument, and who is known to me,
acknowledged before me on this day that, being informed of
the contents of the instrument, he as such officer and with
full authority, executed the same voluntarily for and as the
act of said corporation.

Given under my hand this 21st day of March 1983.

Price T. Young, Jr.
Notary Public

BOX 345 MAR 7 1983

EXHIBIT "A"

Tract I

Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 6, Township 22 South, Range 2 West; thence run East along the North line of said 1/4 1/4 Section a distance of 158.92 feet to the point of beginning; thence turn an angle of 59 degrees, 20 minutes, 41 seconds to the left and run a distance of 254.22 feet; thence turn an angle of 90 degrees, 00 minutes, 00 seconds to the right and run a distance of 500.00 feet; thence turn an angle of 90 degrees, 00 minutes, 00 seconds to the right and run a distance of 188.57 feet; thence turn an angle of 70 degrees, 00 minutes, 00 seconds to the left and run a distance of 369.66 feet to a point on the Northwest right of way line of Shelby County Highway #22; thence turn an angle of 90 degrees, 00 minutes, 00 seconds to the right and run Southwest along said right of way of Shelby County Highway #22, a distance of 313.93 feet; thence turn an angle of 70 degrees, 00 minutes, 00 seconds to the right and run a distance of 740.00 feet; thence turn an angle of 90 degrees, 00 minutes, 00 seconds to the right and run a distance of 355.78 feet to the point of beginning. Situated in the SE 1/4 of the NW 1/4, the NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 6, Township 22 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama and containing 9.50 acres.

BOOK 345 PAGE 706

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 MAR 16 AM 8 26

Thomas A. Shanks, Jr.
JUDGE OF PROBATE

Rec 450
Ind. 1.00
650

Signed for Adolphus Oney;

James W. Sargent

[Signature]