

This instrument was prepared by

(Name) DANIEL M. SPITLER  
Attorney at Law  
(Address) 1972 Chandalar Office Park  
Pelham, Alabama 35124

This Form furnished by: 1587

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Road  
P. O. Box 689  
Pelham, Alabama 35124



Policy Issuing Agent for  
SafeCo Title Insurance Co  
TELEPHONE: 988-5600

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100 (1.00) DOLLAR

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. and wife, Betty Ballard

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

Elizabeth Gertrude Phillips

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

An easement 30' wide for the purposes of ingress, egress and utilities, 15 feet on each side of the following described centerline:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Westerly along the south line of said 1/4-1/4 section a distance of 42.8 feet to a point on the West right-of-way of Shelby County Highway #107; thence turn right 87 deg. 56 min. 17 1/2 sec. along said right-of-way a distance of 577.55 feet; thence turn left 99 deg. 53 min. 17 1/2 sec. a distance of 521.59 feet; thence turn left 90 deg. 00 min. a distance of 15' to the point of beginning of said centerline; thence turn right 90 deg. 00 min. a distance of 50' to the end of said centerline. Said easement is located adjacent to and south of that certain parcel described in Deed Book 287, Page 186, as recorded in the Office of the Judge of Probate, Shelby County, Alabama.

This easement for ingress and egress is for the use of the owner of the property described in that certain deed recorded in Deed Book 297, Page 186 in the Probate Office of Shelby County, Alabama, simultaneously being conveyed to Elizabeth Gertrude Phillips.

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 said grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 18 day of October, 1983.

BOOK 351 PAGE 86

Deed TAX .50  
Rec 1.50  
Jud 1.00  
3.00  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1983 NOV -2 AM 10:49  
JUDGE OF PROBATE

(SEAL) *Douglas H. Ballard, Sr.* (SEAL)  
DOUGLAS H. BALLARD, SR.  
(SEAL) *Betty Ballard* (SEAL)  
BETTY BALLARD  
(SEAL) (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Douglas H. Ballard, Sr. and wife, Betty Ballard

whose name(s) 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 18 day of October, A.D. 1983.

*Elizabeth Bletcher*  
Notary Public

Form Ala. 30  
Daniel M. Spitler

My Commission Expires April 26, 1987