

This instrument was prepared by

(Name) DANIEL M. SPITLER
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Peiham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.

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

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



WARRANTY DEED

1588

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,

James Davis Baker, an unmarried man

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

Elizabeth Gertrude Phillips, Douglas H. Ballard, Sr. and Betty Ballard

(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:
From the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West, run Westerly along the South boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 42.8 feet to a point on the West R.O.W. line of Shelby County Road No. 107, thence turn right an angle of 87 deg. 56 min. 17 $\frac{1}{2}$ sec. and run Northerly along said R.O.W. 313.7 feet to the point of beginning of land herein described; thence continue Northerly along said R.O.W. 263.85 feet; thence turn left an angle of 99 deg. 53 min. 17 $\frac{1}{2}$ sec. and run Southwesterly 521.59 feet; thence turn left an angle of 90 deg. 00 min. and run Southeasterly 260.10 feet; thence turn left an angle of 90 deg. 00 min. and run Northeasterly 474.65 feet to the point of beginning, this being a part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West, and being 2.965 acres, more or less. This above described land subject to easements to Southern Natural Gas Company and all other instruments of record.

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 18th
day of October, 19 83

Lisla B. Lowelady (SEAL)

James Davis Baker (SEAL)
JAMES DAVIS BAKER

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
TO BE TRUE WAS FILED

1983 NOV -2 AM 10:49

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned
in said State, hereby certify that

James Davis Baker, an unmarried man

whose name(s) is signed to the foregoing conveyance, and who 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 18th day of October, A.D. 19 83

Charles P. Snow
Notary Public