

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

P.O. Box 360187

(Address) Birmingham, Alabama 35236-0187

This Form furnished by:

**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 Thirty-five thousand five hundred fifty and NO/100ths (\$35,550.00)

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

Aaron D. Sherer and wife, Mildred A. Sherer

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

Richard Alan Ball, an unmarried man

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

Shelby

County, Alabama, to-wit:

See attached Legal Description

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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 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 29th  
day of July, 19 85

(SEAL)

Aaron D. Sherer  
Aaron D. Sherer

(SEAL)

(SEAL)

Mildred A. Sherer  
Mildred A. Sherer

(SEAL)

(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 Aaron D. Sherer and Mildred A. Sherer

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 29th day of July, A.D. 19 85

[Signature]  
Notary Public

Commence at the Southeast corner of the NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, and run North 230 feet; thence run West 400 feet; thence run North 150 feet to the point of beginning; thence run North 105 feet; thence run West 105 feet; thence South 105 feet; thence East 105 feet to the point of beginning; being situated in Shelby County, Alabama. A parcel of land situated in the S 1/2 of NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, being more particularly described as follows: Begin at the Southeast corner of the NW 1/4 of NW 1/4 of said Section 2 and run thence North along the East line a distance of 230.0 feet; thence turn left and run along the North line of 4th Avenue in a westerly direction a distance of 400 feet to the point of beginning; thence turn an angle of 90 deg. to the right and run Northerly a distance of 150.0 feet; thence turn an angle of 90 Deg. to the left and run Westerly a distance of 105.0 feet; thence turn an angle of 90 Deg. to the left and run Southerly a distance of 150.0 feet; thence turn an angle of 90 deg. to the left and run Easterly and along the North line of 4th Avenue a distance of 105.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$35,499.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantee's Address: 922 4th Avenue S.W., Alabaster, Alabama 35007

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

1985 AUG -1 AM 11: 23

*Thomas A. Spaulding, Jr.*  
JUDGE OF PROBATE

#### RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>1.50</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>6.50</u>