

2639
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty-Two Thousand Two Hundred Fifty and No/100 Dollars (\$132,250) to Champion Realty Corporation, a corporation (herein called "the Grantor") in hand paid by Douglas H. Ballard, Sr. (herein called "the Grantee"), the receipt and sufficiency of which is hereby acknowledged, and the execution by the Grantee of a purchase money mortgage securing Five Hundred Thirty-Two Thousand Dollars (\$532,000), the Grantor does hereby grant, bargain, sell and convey unto the Grantee, subject to the matters hereafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

S 1/2 of NE 1/4; W 1/2 of NW 1/4 of NE 1/4; E 1/2 of NW 1/4;
S 1/2 of SW 1/4; NE 1/4 of SW 1/4 and SE 1/4 all in Section 27,
Township 21 South, Range 3 West, containing 460 acres, more
or less, except minerals and mining rights; and

NE 1/4; E 1/2 of SW 1/4 all in Section 34, Township 21 South,
Range 3 West, containing 240 acres, more or less, except
minerals and mining rights,

TO HAVE AND TO HOLD, unto the Grantee, his heirs and assigns, forever, subject to (i) lien for ad valorem taxes for the current tax year, (ii) existing easements and rights of way, and (iii) lack of access to and from said real estate.

Bradley, Arant

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed for and in its name and its corporate seal to be hereunto affixed and attested by its duly authorized officers, this 29th day of August, 1985, effective the 16th day of October, 1985.

CHAMPION REALTY CORPORATION

By John Clarkson
Its PRESIDENT

ATTEST:

Patricia A. Chrysman
Its SECRETARY

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

1985 OCT 17 AM 10:08

Thomas A. Sander, Jr.
JUDGE OF PROBATE

STATE OF TEXAS
HARRIS COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Clarkson, whose name as President of Champion Realty Corporation, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

August, 1985. Given under my hand and official seal, this 29th day of

[NOTARIAL SEAL]

Shelley Truchan
Notary Public
Shelley Truchan
2-18-87

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>138.50</u>
Mineral Tax		
Recording Fee		<u>\$1.00</u>
Index Fee		<u>1.00</u>
TOTAL		<u>\$138.50</u>

This instrument was prepared by:

J. Robert Fleenor
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203