

This instrument was prepared by

(Name) I. Michael Joiner, Attorney at Law

(Address) P.O. Box 1012, Alabaster, Alabama 35007

WARRANTY DEED-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-Two Thousand Two Hundred Seventy-Six and 28/100th (\$52,276.28)

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, and wife, Betty R. Ballard

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

Newman Meat Co., Inc.

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

A parcel of land containing 2.0 acres, more or less, located in the NE 1/4 of the SW 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama described as follows:

Commence at the NW corner of said 1/4 1/4 section; thence run East along the North line of said 1/4 1/4 section a distance of 158.92 feet; thence turn left 59 deg. 20 min. 41 sec. a distance of 254.22 feet; thence turn right 90 deg. 00 min. 00 sec. a distance of 500.00 feet; thence turn right 90 deg. 00 min. 00 sec. a distance of 188.57 feet to the point of beginning; thence turn left 70 deg. 00 min. 00 sec. a distance of 396.66 feet to the Northwesterly right-of-way of Shelby County Highway # 22; thence turn right 90 deg. 00 min. 00 sec. along said right-of-way a distance of 243.93 feet; thence turn right 90 deg. 00 min. 00 sec. a distance of 344.63 feet; thence turn right 84 deg. 08 min. 27 sec. a distance of 245.21 feet to the point of beginning; being situated in Shelby County, Alabama.

The entire amount of the consideration was paid by a mortgage recorded simultaneously herewith.

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 5th day of February, 1986.

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

1986 FEB 11 AM 10:12

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Douglas H. Ballard

Betty R. Ballard

(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 Douglas H. Ballard and wife, Betty R. 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 5th day of February, A. D., 1986.

Notary Public