

175

SEND TAX NOTICE TO:

(Name) DOUG BALLARD, JR.

(Address) FLYING X RANCH
MONTICELLO, AL 35115

This instrument was prepared by

(Name) L. Drew Redden
940 First Alabama Bank Building
(Address) Birmingham, Alabama 35203

Form TICOR 5100 1-84

~~WOODENSTOCK~~ TICOR TITLE INSURANCE

STATUTORY WARRANTY DEED

\$30,000.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration

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

Judy McGaughy Ballard, an unmarried woman and Douglas Hayden Ballard, Jr., an unmarried man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Douglas Hayden Ballard, Jr., an unmarried man

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

A part of the NE 1/4 of the SW 1/4 of Section 3, Township 22 South, Range 3 West, more particularly described as follows: Begin at the Northwest corner of said NE 1/4 of SW 1/4; run southerly along quarter-quarter line a distance of 130 feet, more or less, to a point on South Right of Way of Shelby County Highway 22, said point being the point of beginning; thence turn left and run Easterly along said Highway 22 R.O.W. a distance of 400 feet; thence turn right and run Southerly a distance of 230 feet; thence turn right and run Westerly for a distance of 400 feet; thence turn right and run Northerly for a distance of 230 feet to the point of beginning.

BOOK 182 PAGE 497

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 GRANTEE, 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 GRANTEE, 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
day of 1988

(Seal)

(Seal)

(Seal)

Judy McGaughy Ballard
Douglas Hayden Ballard, Jr.
JUDY MCGAUGHY BALLARD (Seal)
DOUGLAS HAYDEN BALLARD, JR. (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, L. DREW REDDEN a Notary Public in and for said County, in said State,
hereby certify that DOUGLAS HAYDEN BALLARD whose name IS signed to the foregoing conveyance, and who HE 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 27 day of April A. D., 1988

Notary Public.

STATE OF ALABAMA)

GENERAL ACKNOWLEDGEMENT

_____ COUNTY)

I, William M. Bunch Sr., a Notary Public in and for
said County, in said State, hereby certify that Judy M. Ballard
the foregoing conveyance, and who is known to me, acknowledged
before me on this day, that, being informed of the contents of the conveyance
she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April 1988,
1988.

William M. Bunch Sr.
NOTARY PUBLIC

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

88 MAY -3 AM 11:35

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

1. Deed Tax \$30.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 36.00

RETURN TO:

Judy McCaughy Ballard and

Douglas Hayden Ballard, Jr.

TO

Douglas Hayden Ballard, Jr.

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

This form furnished by:

TICOR TITLE INSURANCE

316 21st Street North, Birmingham, Alabama 35203
(205) 251-8484

DEED TAX \$

RECORD FEE \$

TOTAL \$