

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Douglas H. & Betty R. Ballard
5685 Highway 22
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst. * 1993-08838
03/20/1993 CERTIFIED
03/20/1993

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Seventy-five Thousand and No/100 (\$175,000.00) Dollars and other good and valuable consideration, to the undersigned grantor, Bennie F. Sowell and wife, Shirley B. Sowell, in hand paid by Douglas H. Ballard, Sr. and Betty R. Ballard, the receipt whereof is hereby acknowledged, the said Bennie F. Sowell and wife, Shirley B. Sowell (referred to herein as "Grantor"), do by these presents, grant, bargain, sell and convey unto the said Douglas H. Ballard, Sr. and Betty R. Ballard (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

The Northwest Quarter of the Southeast Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 60, Page 109, in Probate Office.

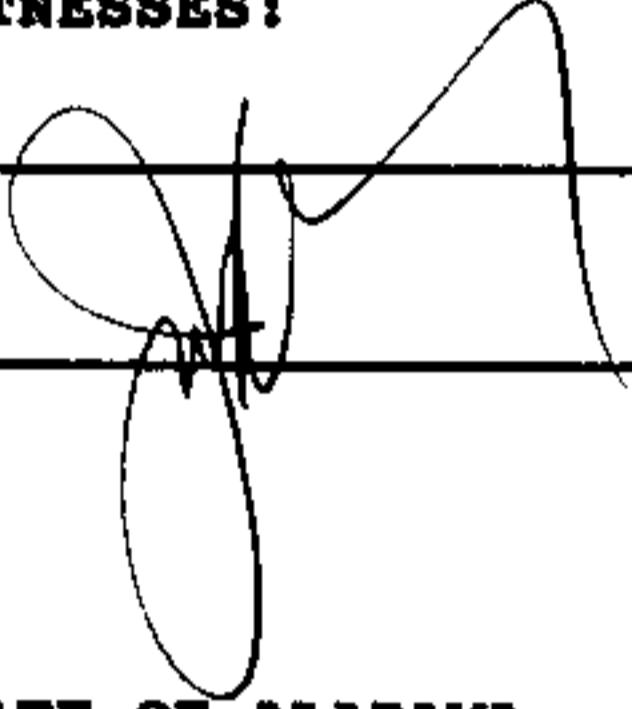
TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Bennie F. Sowell and wife, Shirley B. Sowell, do for themselves, their heirs and assigns, covenant with said Douglas H. Ballard, Sr. and Betty R. Ballard, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they

are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 26th day of March, 1993.

WITNESSES:





Bennie F. Sowell



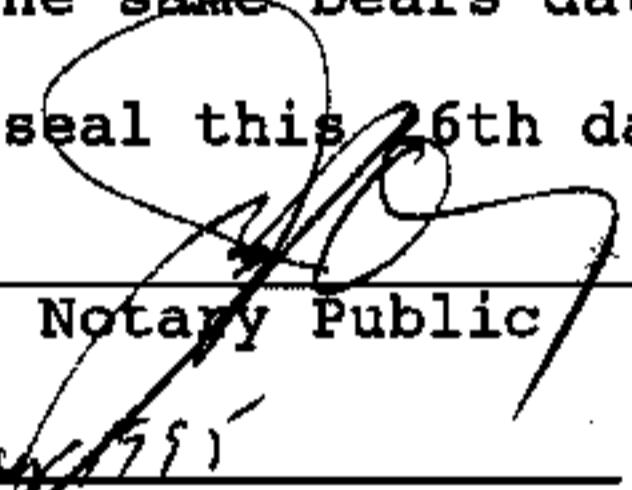
Shirley B. Sowell

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bennie F. Sowell and wife, Shirley B. Sowell, whose names 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 seal this 26th day of March, 1993.



Notary Public

My Commission Expires: 29 May 95

Inst # 1993-08838

04/01/1993-08838
03:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 184.00