

SEND TAX NOTICE TO:

(Name) Steven D. Tipler  
(Address) 8TH FLOOR FARLEY Bldg.  
1929 THIRD AVE NORTH  
BIRMINGHAM, AL 35203

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.

(Address) 100 Concourse Parkway, Suite 350, Birmingham, Alabama 35244

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY SIX THOUSAND SIX HUNDRED SIXTY AND NO/100THS (\$156,660.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees 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

Steven D. Tipler and Michael J. Cohan

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

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

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

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 166.00

TO HAVE AND TO HOLD to the said grantees, 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 3rd day of JUNE, 1993.

(Seal)

(Seal)

(Seal)

Douglas H. Ballard (Seal)  
Douglas H. Ballard

Betty R. Ballard (Seal)  
Betty R. Ballard

General Acknowledgment

STATE OF ALABAMA  
SHELBY COUNTY

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 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.

COURTNEY H. MASON, JR.  
Given under my hand and official seal this 9th day of June, A. D., 1993.

3-5-95

Notary Public.

Parcel II Description

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 6, Township 22 South, Range 2 West; thence N04deg.-49min.-51sec.W and along the East line of said 1/4 1/4 a distance of 1369.60' to the Point Of Beginning of the parcel herein described; thence N04deg.-49min.-51sec.W a distance of 998.87'; thence S87deg.-46min.-51sec.W a distance of 295.16'; thence N04deg.-49min.-46sec.W a distance of 295.16' to the south Right-of-way line of Shelby County Highway No.22 (80' R.O.W.); thence S87deg.-46min.-50sec.W and along said South Right-of-way a distance of 448.83'; thence S 00deg.04'10" E a distance of 912.13'; thence S 89deg.51'43" W a distance of 48.00'; thence S 06deg-42min-00sec E a distance of 471.37'; thence S 06deg-40min-28sec E a distance of 564.75' to the Northwesterly boundary line of Sunnydale Estates 1st and 2nd Sectors as Recorded in Mapbook 7, Page 75 in the Office of the Judge of Probate in Shelby County, Alabama; thence N32deg.-20min.-05sec.E and along said Northwesterly Boundary a distance of 397.59'; thence N47deg.-30min.-50sec.E a distance of 531.33'; thence N83deg.-32min.-53sec.E a distance of 146.42'; thence S05deg.-53min.-33sec.E and along the East line of said Sunnydale Estates 1st and 2nd Sectors a distance of 31.94' to the North line of the SW 1/4 of the SE 1/4 of Section 6, Township 22 South, Range 2 West; thence N87deg.-56min.-14sec.E and along the North line of said 1/4 1/4 a distance of 25.44' to the East line of the NW 1/4 of the SE 1/4 of said section which is the point of beginning.

*MB.*  
*BBB*

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