

SEND TAX NOTICE TO:

(Name) Gary S. Roubin

(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 SEVENTY EIGHT THOUSAND AND NO/100THS (\$78,000.00)-----DOLLARS

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

Gary S. Roubin

(herein referred to as grantee, 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.

\$68,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-16691

06/09/1993-16691
02:08 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCB 21.50

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 3rd day of June, 1993.

(Seal)

(Seal)

(Seal)

Douglas H. Ballard
Douglas H. Ballard

Betty R. Ballard
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 day of June, A. D., 1993.

3-5-95

Notary Public.

EXHIBIT "A"

A parcel of land situated in the Southeast quarter of Section 6, Township 22 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 22 South, Range 2 West; thence North 04 degrees 49 minutes 51 seconds West and along the East line of said 1/4-1/4 a distance of 1369.60 feet; thence North 04 degrees 49 minutes 51 seconds West a distance of 998.87 feet; thence South 87 degrees 46 minutes 51 seconds West a distance of 295.16 feet; thence North 04 degrees 49 minutes 46 seconds West a distance of 295.16 feet to the south right-of-way line of Shelby County Highway No. 22 (80' R.O.W.); thence South 87 degrees 46 minutes 50 seconds West and along said south right-of-way a distance of 448.83 feet to the Point of Beginning of the parcel herein described; thence continue along the last described course a distance of 201.01 feet to the beginning of a curve to the left having a radius of 568.54 feet, a Delta of 47 degrees 27 minutes 17 seconds; thence continue along the arc of said curve a distance of 470.89 feet subtended by a chord which bears South 74 degrees 17 minutes 49 seconds West a distance of 505.07 feet to the East line of a 50 foot Ingress and Egress Easement as recorded in Deed Book 262, page 125, in the Office of the Judge of Probate of Shelby County, Alabama; thence leaving said right-of-way on a bearing of South 05 degrees 29 minutes 24 seconds East and along East line of said easement a distance of 773.76 feet; thence North 89 degrees 51 minutes 43 seconds East a distance of 552.71 feet; thence continue along the last described course a distance of 48.00 feet; thence North 00 degrees 04 minutes 10 seconds West a distance of 912.13 feet to the point of beginning.

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