

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

SEND TAX NOTICE TO:
Lonnie C. and Judy D. Thompson
8625 Hwy 22
MONTEVALLO, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Twenty Thousand and No/100 (\$20,000.00) Dollars and other good and valuable consideration, to the undersigned grantor, Douglas H. Ballard and wife, Betty R. Ballard, in hand paid by Lonnie C. Thompson and Judy D. Thompson, the receipt whereof is hereby acknowledged, the said Douglas H. Ballard and wife, Betty R. Ballard (referred to herein as "Grantor"), do by these presents, grant, bargain, sell and convey unto the said Lonnie C. Thompson and Judy D. Thompson (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 6, Township 22 South, Range 2 West, described as follows: Beginning at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 6, go South 89 degrees 54 minutes 20 seconds West along the North boundary of the Northwest 1/4 of the Southwest 1/4 of said Section 6 for 614.37 feet; thence South 05 degrees 00 minutes 00 seconds West for 191.00 feet; thence South 85 degrees 00 minutes 00 seconds East for 208.00 feet; thence South 05 degrees 00 minutes 00 seconds West for 208.00 feet; thence North 85 degrees 00 minutes 00 seconds West for 208.00 feet; thence South 05 degrees 00 minutes 00 seconds West for 50.00 feet; thence South 85 degrees 00 minutes 00 seconds East for 308.04 feet; thence North 05 degrees 00 minutes 00 seconds East for 50.00 feet; thence South 85 degrees 00 minutes 00 seconds East for 326.00 feet; thence North 02 degrees 12 minutes 40 seconds East for 454.15 feet to the point of beginning. Being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Permits to Alabama Power Company as recorded in Deed Book 103, Page 174; Deed Book 108, Page 376, and Deed Book 177, Page 353, in said Probate Office; (3) The rights of others to that portion of the above-described parcel of land which lies North of the fence as shown on the survey of James A. Riggins, dated March 8, 1993.

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.

06/10/1993-16861
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SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 29.00

And said Douglas H. Ballard and wife, Betty R. Ballard, do for themselves, their heirs and assigns, covenant with said Lonnie C. Thompson and Judy D. Thompson, 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 3rd day of June, 1993.

WITNESSES:

A. Marshall

A. Marshall

Douglas H. Ballard
Douglas H. Ballard

Betty R. Ballard
Betty R. Ballard

STATE OF ALABAMA)

COUNTY OF SHELBY)

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 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 3rd day of June, 1993.

Anne P. Marshall
Notary Public

My Commission Expires: 3/13/95

Inst # 1993-16861

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