

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

SEND TAX NOTICE TO:
Howard McGaughy
641 East Boundary Street
Montevallo, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Seventeen Thousand, Five Hundred and No/100 (\$17,500.00) Dollars and other good and valuable consideration, to the undersigned grantor, Douglas H. Ballard and wife, Betty R. Ballard, in hand paid by Howard McGaughy, 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 Howard McGaughy (herein referred to as "Grantee"), 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: Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 6, go South 89 deg. 54 min. 20 sec. West along the North boundary of the NW 1/4 of the SW 1/4 of said Section 6 for 614.37 feet; thence South 05 deg. 00 min. 00 sec. West for 449.00 feet to the beginning of a curve to the right having a central angle of 37 deg. 52 min. 00 sec. and a radius of 481.48 feet; thence Southerly along said curve for 318.21 feet; thence South 42 deg. 52 min. 00 sec. West for 129.78 feet to the Point of Beginning; thence continue along previous course South 42 deg. 52 min. 00 sec. West for 400.00 feet to the North boundary of Shelby County Highway No. 22; thence South 58 deg. 06 min. 23 sec. East along said North boundary for 334.31 feet to the beginning of a curve to the left having a central angle of 02 deg. 03 min. 55 sec. and a radius of 596.62 feet; thence Easterly along said curve for 21.51 feet; thence North 55 deg. 45 min. 35 sec. East for 247.64 feet to the West boundary of the City of Calera Water Works property; thence North 05 deg. 02 min. 10 sec. East along said West boundary for 292.88 feet; thence North 85 deg. 00 min. 00 sec. West for 284.83 feet to the Point of Beginning. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Permits to Alabama Power Company as recorded in Deed 91, Page 258; Deed Book 103, Page 174; Deed Book 108, Page 376, and Deed Book 177, Page 353, in said Probate Office; (3) Right of Way granted to Shelby County by instrument recorded in Deed 174, Page 111 in Probate Office; (4) Easement to Southern Natural Gas as shown by instrument recorded in Deed 88, Page 588 in Probate Office; (5) Mineral and mining lease from Baker Dairy Farms, Inc. to Atlantic Richfield Co. recorded in Deed 322, Page 558, and amended in Misc. Book 52, Page 683, in the Probate Office.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigned forever.

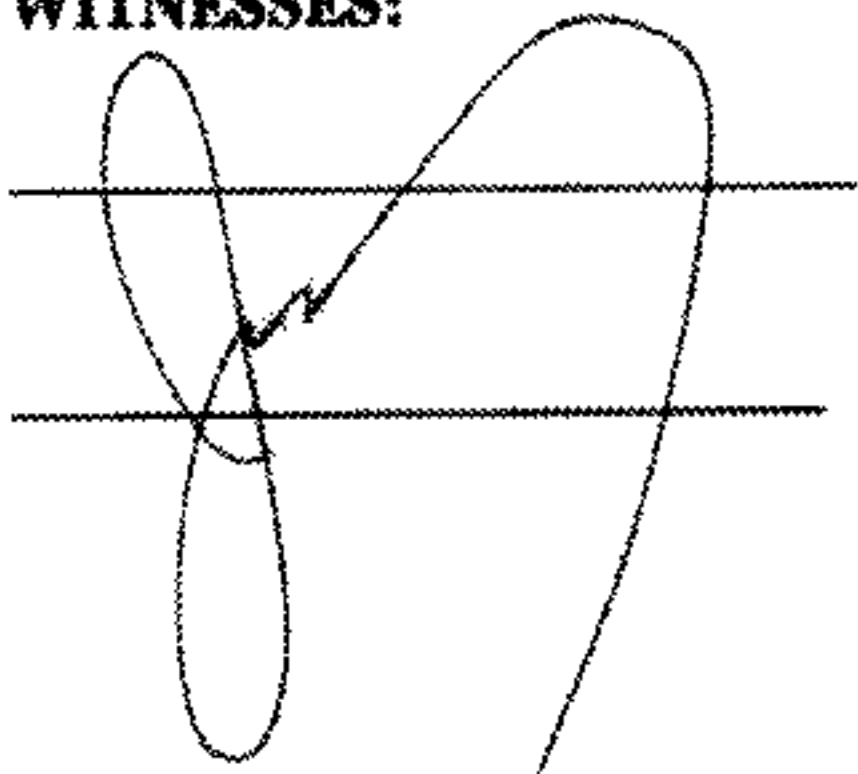
Inst. # 1994-28204

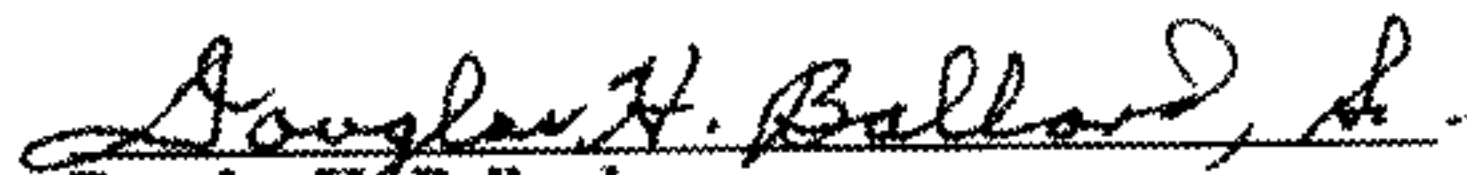
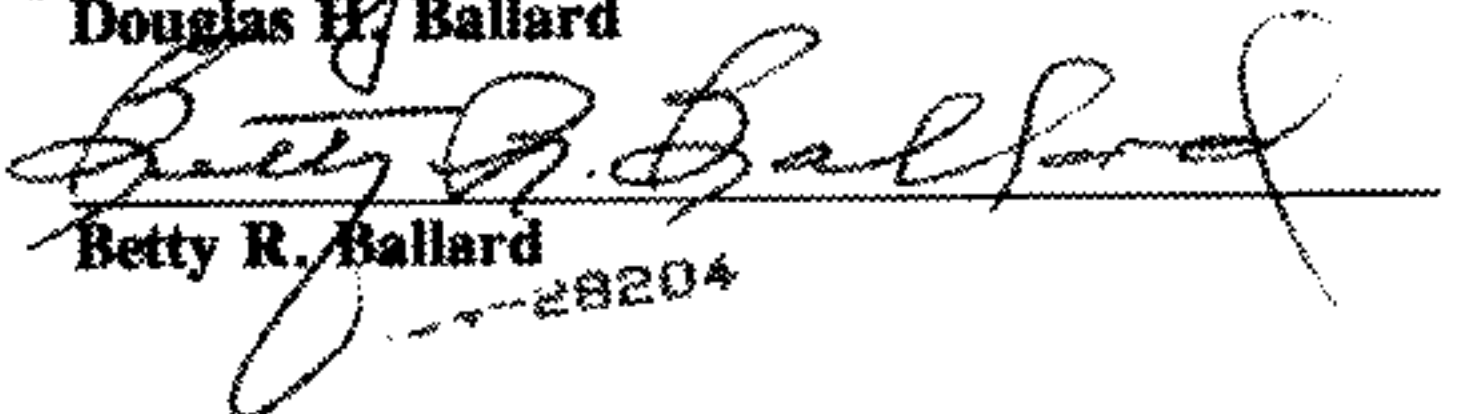
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SHELBY COUNTY JUDGE OF PROBATE
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And said Douglas H. Ballard and wife, Betty R. Ballard, do for themselves, their heirs and assigns, covenant with said Howard McGaughy, his heirs and assigns, that 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 grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 9th day of September, 1994.

WITNESSES:




Douglas H. Ballard

Betty R. Ballard
28204

STATE OF ALABAMA)

COUNTY OF SHELBY)

03/14/1994-28204
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SHELBY COUNTY JUDGE OF PROBATE
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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 9th day of September, 1994.


Notary Public

My Commission Expires: 25 Mar 97