

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

SEND TAX NOTICE TO:
Douglas H. and Betty R. Ballard
5585 Highway 22
Montevallo, AL 35115

Inst # 1995-02270

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of the swap of like-kind property, to the undersigned grantor, Margaret Kilgore Youngblood, an unmarried woman, Hugh E. Youngblood, Jr., a married man, Jean Y. Mathews, a married woman, and Dale Y. Smith, a married woman, in hand paid by Douglas H. Ballard and Betty R. Ballard, the receipt whereof is hereby acknowledged, the said Margaret Kilgore Youngblood, an unmarried woman, Hugh E. Youngblood, Jr., a married man, Jean Y. Mathews, a married woman, and Dale Y. Smith, a married woman (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said Douglas H. Ballard 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:

\$500⁰⁰

A parcel of land in the SW 1/4 of NE 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: Begin at the SW corner of the SW 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 2 West; thence run North 01 deg. 15 min. 54 sec. East along the West line of said 1/4-1/4 Section for a distance of 1341.94 feet; thence run South 84 deg. 26 min. 35 sec. East along the North line of said 1/4-1/4 Section for a distance of 42.50 feet; thence South 01 deg. 24 min. 52 sec. West for a distance of 1341.80 feet; thence run North 84 deg. 17 min. 01 sec. East along the South line of said 1/4-1/4 section for a distance of 39 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 177, Page 387, in Probate Office.

The grantors herein are all of the heirs at law of Hugh E. Youngblood, who died in Calera, Shelby County, Alabama on or about October 5, 1990, without the administration of an estate or probate of a will.

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

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10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 18.00

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 Grantors, do for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises 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

16th day of January, 1995, ~~1994~~.

WITNESSES:

[Signature]

Margaret Kilgore Youngblood
Margaret Kilgore Youngblood

[Signature]

Hugh B. Youngblood, Jr. Dec 14 1994
Hugh B. Youngblood, Jr.

[Signature]

Jean Y. Mathews
Jean Y. Mathews

C.B.H.

Dale Y. Smith
Dale Y. Smith

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Kilgore Youngblood, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 16th day of January, 1995, ~~December~~, ~~1994~~.

Lorine S. Cornwell
Notary Public

My Commission Expires: 6-21-97

STATE OF ALABAMA)

COUNTY OF Dale)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dale Y. Smith, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27th day of December, 1994.

Carol B. Thorton

Notary Public

My Commission Expires: _____

Notary Public, Alabama State of 1994
My Commission Expires November 27, 1997

STATE OF TENNESSEE)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean Y. Mathews, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23 day of December, 1994.

Chris E. Eicher

Notary Public

MY COMMISSION EXPIRES SEPT. 1, 1997

My Commission Expires: _____

STATE OF IDAHO)

COUNTY OF Ada)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hugh E. Youngblood, Jr., a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of December, 1994.

Ann A. Achen

Notary Public

My Commission Expires: 6-11-97

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