

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

SEND TAX NOTICE TO:
Jimmy W. Bice and Joyce M. Bice
130 Triple B Drive
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Thirty-Six Thousand and No/100 Dollars (\$36,000.00) and other good and valuable consideration, to the undersigned grantors, Douglas H. Ballard and wife, Betty R. Ballard, in hand paid by Jimmy W. Bice and Joyce M. Bice, the receipt whereof is hereby acknowledged, the said Douglas H. Ballard and wife, Betty R. Ballard (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said Jimmy W. Bice and Joyce M. Bice (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Tract 2, according to the survey of Hidden Creek Acre's as recorded in Map Book 19, at Page 137, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 91, at Page 258; Deed 177, at Page 353; Deed 103, at Page 174 and Deed 108, at Page 376 in the Office of the Judge of Probate of Shelby County, Alabama; (3) Restrictions, limitations and conditions as set out in Map Book 19, at Page 137; (4) Easements for ingress and egress as set out as Instrument #1994-29791 in the Office of the Judge of Probate of Shelby County, Alabama; (5) Less and except any portion lying within Hidden Creek Lane; (6) Rights of riparian owners in and to the use of Spring Creek; (7) 60' wide access easement as set out in Deed 301, at Page 291; Real 192, at Page 250; Instrument #1994-29790 and Instrument #1994-29791 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

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 Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

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02:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 47.00

Inst # 1995-21184

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 3rd day of August, 1995.

WITNESSES:

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 August, 1995.

Loraine S. Cantrell
Notary Public

My Commission Expires: _____ NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 21, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS
Inst # 1995-21184

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SHELBY COUNTY JUDGE OF PROBATE
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