

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
5685 Highway 22
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

01/20/1999-02379
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
000 000 000.00

Inst # 1999-02379

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Fifty-Five Thousand and No/100 Dollars (\$255,000.00) and other good and valuable consideration, to the undersigned grantors, Joseph D. Brindley and wife, Syble D. Brindley, in hand paid by Douglas H. Ballard, Sr. and Betty R. Ballard, the receipt whereof is hereby acknowledged, the said Joseph D. Brindley and wife, Syble D. Brindley (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said Douglas H. Ballard, Sr. and Betty R. Ballard (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 297, at Page 541, Deed Book 293, at Page 802, Deed Book 271, at Page 371, and Deed Book 259, at Page 459, in the Probate Office of Shelby County, Alabama; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 342, at Page 232, in the Probate Office of Shelby County, Alabama; (4) Except that part of subject property lying within creek; (5) Rights of others to use access easement set out in Deed Book 259, Page 459, Deed Book 271, at Page 371, Deed Book 293, at Page 802, Deed Book 297, at Page 541, and Deed Book 342, at Page 232, in the Probate Office of Shelby County, Alabama.

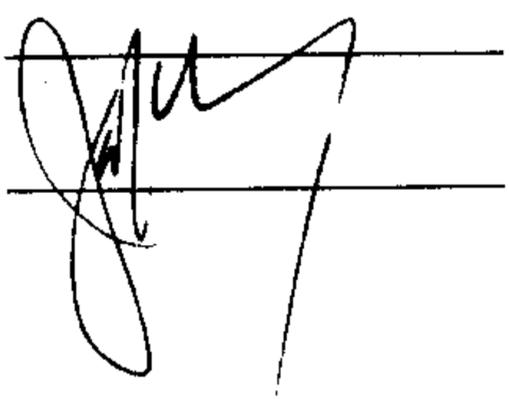
TO HAVE AND TO HOLD to the Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event 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.

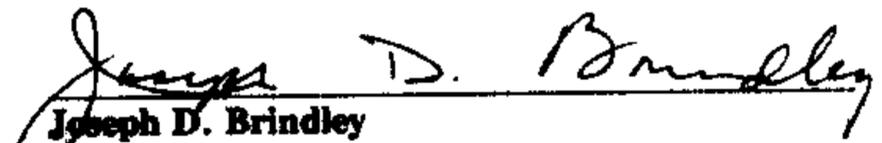
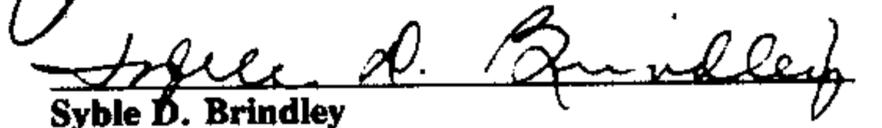
And said Grantors do for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and 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.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 12th day of June, 1998.

WITNESSES:

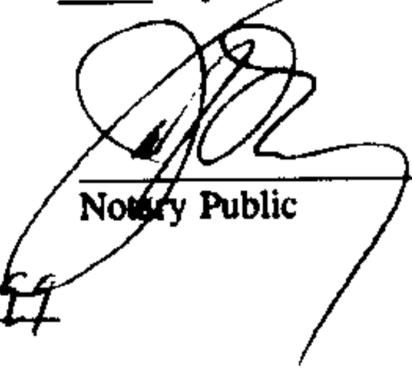



Joseph D. Brindley

Syble D. Brindley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph D. Brindley and wife, Syble D. Brindley, 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 12th day of June, 1998.



Notary Public

My Commission Expires: 21 May 99

1999-02579

A plot of land situated in the W 1/2 of the SW 1/4 of Section 3, Township 22 South, Range 3 West, more particularly described as follows:

Begin at the NE corner of the SW 1/4 of the SW 1/4 of said Section 3 and proceed West along the North side of said 1/4 1/4 Section 456.18 feet to point of beginning; thence at an azimuth of 353 deg. 24 min. 110.30 feet; thence at an azimuth of 345 deg. 38 min. 215.9 feet; thence at an azimuth of 4 deg. 41 min. 190.0 feet; thence at an azimuth of 89 deg. 47.5 min. 495.30 feet to an iron on a fence running South which is the accepted East boundary of this property; thence South along this fence 1858.2 feet to intersection with another fence forming the accepted South boundary of this property, and is approximately along the South side of this Section; thence West along this fence 470.3 feet to an iron on creek bank; thence follow this fence West about 17.0 feet to center of creek; thence follow the centerline of this creek North about 673.0 feet to a point about 50.0 feet Southwest of an iron marker on East bank of creek; thence 50.0 feet Northeast to this marker; thence at an azimuth of 18 deg. 24 min. 274.75 feet; thence at an azimuth of 353 deg. 24 min. 430.25 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, non-exclusive easement described as follows:

Said easement being described as being 16 feet in width, the centerline of which begins 416.62 feet West of the NE corner of land having been purchased from Drapers by Jimmy W. Bice and Joyce Mullings Bice; run thence South 4 deg. 41 min. West a distance of 933.2 feet to the point of ending. Being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

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003 NNB 268.50

Exhibit A