

This instrument was prepared by:
(Name) Roy L. Martin
(Address) 329 Business Circle, Ste. A
Pelham, Al. 35124

Send Tax Notice to:
(Name) Douglas H. Ballard
(Address) 5685 Hwy. 22
Montevallo, Al. 35115

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One thousand five hundred dollars and no/100----- DOLLARS
(\$1,500.00)

to the undersigned grantor, Roy Martin Construction, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presentes, grant, bargain, sell and convey unto

Douglas H. Ballard, a married man
therein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of the SW 1/4 of the NE 1/4 of said Section 31; thence North 0 deg. 00 min. 00 sec. East along the East line of said 1/4 1/4 Section a distance of 30.0 feet to the beginning of a curve to the left having a radius of 280.0 feet, a central angle of 26 deg. 45 min. 56 sec. and subtended by a chord which bears South 76 deg. 37 min. 02 sec. West a distance of 129.61 feet; thence along the arc of said curve a distance of 130.80 feet to a point on the Southerly line of said 1/4 1/4 Section; thence South 90 deg. 00 min. 00 sec. East and along said 1/4 1/4 Section a distance of 126.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1999-14388
04/06/1999-14388
09:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
CO. 4MS 10:00

TO HAVE AND TO HOLD. To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal.

President, who is

this the 1st day of April, 19 99

ATTEST:

Roy Martin Construction, Inc.
By [Signature]
Roy L. Martin President

Secretary

STATE OF ALABAMA

Shelby County }

County }

I, Brenda H. Clayton

a Notary Public in and for said County, in said State

hereby certify that Roy L. Martin

whose name as the President of Roy Martin Construction, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation

Given under my hand and official seal, this the 1st day of April, 1999

[Signature]
Notary Public

CANADA TITLE