

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

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

1999-32884

08/05/1999-32884
10:48 AM CERTIFIED
CLERK OF PROBATE

1999-32884

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Nineteen Thousand Five Hundred Fifty & 24/100 Dollars (\$19,550.24) and other good and valuable consideration, to the undersigned grantors, Douglas H. Ballard, Sr. 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, as joint tenants, with right of survivorship (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 27th day of July, 1999.

WITNESSES:

D. H. Ballard

Betty R. Ballard

Douglas H. Ballard, Sr.

Douglas H. Ballard, Sr.

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, Sr. 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 27th day of July, 1999

[Signature]
Notary Public

My Commission Expires: 3/15/2000

EXHIBIT A

Commence at the Southeast corner of the Northwest quarter of the Southwest quarter of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama and run North along the East line of said quarter-quarter line for 193.58 feet to point of beginning; thence North $02^{\circ}04'00''$ East for 314.42 feet; thence South $89^{\circ}47'50''$ West for 495.30 feet; thence South $04^{\circ}26'26''$ West for 190.00 feet; thence South $09^{\circ}56'22''$ East for 126.82 feet; thence North $89^{\circ}47'00''$ East for 491.71 feet; more or less, to point of beginning.

TOGETHER WITH rights of ingress and egress over and across the non-exclusive easement set out in Book 259, at Page 459.

Inst. # 1999-32884

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SHELBY COUNTY JUDGE OF PROBATE
303 AMS 33.50