

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

**SEND TAX NOTICE TO:**  
Michael S. Allen, Sr.  
7415 Highway 155  
MONTEVALLO, AL 35115

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

Inst # 1999-32983

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Ninety-Three Thousand Nine Hundred Forty-Nine and 76/100 Dollars (\$93,949.76) and other good and valuable consideration, to the undersigned grantors, Douglas H. Ballard, Sr. and wife, Betty R. Ballard, in hand paid by Michael S. Allen, Sr., the receipt whereof is hereby acknowledged, the said Douglas H. Ballard, Sr. and wife, Betty R. Ballard (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said Michael S. Allen, Sr. (herein referred to as "Grantee") 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 Grantee, his heirs and assigns forever.

And said Grantors do for themselves, their heirs and assigns, covenant with said Grantee, his 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In addition to the property conveyed above, Grantor quit-claims to Grantee all of the property lying between the SW1/4 - SW 1/4 section line and the fence and fence line located East of said section line.

08/06/1999-32983  
09:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 107.50

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the

27<sup>th</sup> day of July, 1999.

**WITNESSES:**

A. Marshall

Douglas H. Ballard, Sr.  
Douglas H. Ballard, Sr.

A. Marshall

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 27<sup>th</sup> day of July, 1999.

Ann P. Marshall  
Notary Public

My Commission Expires: 3/13/2003

**EXHIBIT A**

Begin 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  $02^{\circ}04'10''$  West for 193.58 feet; thence South  $89^{\circ}47'$  West for 491.71 feet; thence South  $09^{\circ}56'22''$  East for 87.79 feet; thence South  $14^{\circ}22'$  East for 110.30 feet; thence South  $06^{\circ}36'$  East for 430.25 feet; thence South  $18^{\circ}14'$  West for 274.75 feet to a point which is 50 feet, more or less, East of the center line of Shoal Creek; thence Southeasterly along the center line of said creek and along the following described offset line; from last described point run South  $04^{\circ}16'$  East for 159.68 feet; thence South  $16^{\circ}43'$  East for 144.22 feet; thence South  $09^{\circ}22'$  East for 260.58 feet; thence South  $06^{\circ}10'$  West for 109.32 feet, more or less, to the South line of the Southwest quarter of the Southwest quarter of said Section 3; thence East along said south line 470.30 feet to the Southeast corner of said SW 1/4 of SW 1/4; thence North along East line of said SW 1/4 of SW 1/4 1348.56 to the point of beginning.

TOGETHER WITH rights of ingress and egress over and across the 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 Robert L. Draper and Mary B. Draper by Jimmy W. Bice and Joyce Mullins Bice as recorded in Deed Book 259, Page 458, in the Probate Office of Shelby County, Alabama; 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.

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