

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

SEND TAX NOTICE TO:
Kenneth D. & Kathleen Goolsby
8975 Highway 22
Montevallo, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Fifty Thousand and No/100 (\$50,000.00) Dollars and other good and valuable consideration, to the undersigned grantor, Douglas H. Ballard and wife, Betty R. Ballard, in hand paid by Kenneth D. Goolsby and Kathleen Goolsby, 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 Kenneth D. Goolsby and Kathleen Goolsby (herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 6, Township 22 South, Range 2 West, described as follows: Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 6, and go South 02 deg. 12 min. 40 sec. West along the West boundary of said 1/4 - 1/4 Section for 648.24 feet; thence North 89 deg. 22 min. 30 sec. East for 204.07 feet to the point of beginning; thence North 55 deg. 20 min. 00 sec. East for 120.00 feet; thence South 34 deg. 04 min. 39 sec. East for 300.00 feet to the North boundary of Shelby County Highway No. 22; thence South 55 deg. 20 min. 00 sec. West along said North boundary for 120.00 feet; thence North 34 deg. 04 min. 39 sec. West for 300.00 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permits to Alabama Power Company as recorded in Deed Book 103, Page 174, Deed Book 177, Page 853, and Deed Book 108, Page 376, in Probate Office; (3) Rights-of-Way granted to Shelby County by instrument recorded in Deed Book 174, Page 111 in Probate Office.

TO HAVE AND TO HOLD to the said 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.

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11:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 NWS 61.00

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 they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 3rd day of November, 1999.

WITNESSES:

A. Marshall

Douglas H. Ballard Sr.
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 the 3rd day of November, 1999

Anne J. Marshall
Notary Public

My Commission Expires: 3/13/2003

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