

VALUE: \_\_\_\_\_

**SEND TAX NOTICE TO:**

Shelby County Board of Education

P. O. Box 1910

Columbiana, AL 35051

This instrument was prepared by:  
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE  
P. O. Box 587  
Columbiana, AL 35051

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**



20111221000387370 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
12/21/2011 01:50:32 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **GIFT** and **DONATION** by the undersigned Grantor, and **One Dollar (\$1.00)**, in hand paid by Grantee herein, the receipt whereof is acknowledged, **I, Betty R. Ballard as Trustee of the Betty R. Ballard Living Trust Dated October 16, 2008** (herein referred to as Grantor, whether one or more), do grant, bargain, sell, and convey unto **County Board of Education of Shelby County, Alabama** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by Grantor herein for the purpose of identification.

Subject to 2011 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

In recognition of the gift of the above described real property, Grantee covenants and agrees that it will commission and have prepared and installed, at its expense, a bronze plaque honoring Douglas H. Ballard, Sr. for his dedication in the establishment of Shelby Academy and for his lifelong commitment to the education of the youth of Shelby County, Alabama. The plaque shall be prominently and permanently displayed by Grantee in what was formerly the Shelby Academy building.

**TO HAVE AND TO HOLD** to the said Grantee, it successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 21 day of December, 2011.

**Betty R. Ballard as Trustee of the  
Betty R. Ballard Living Trust Dated  
October 16, 2008**

By: Betty R. Ballard (SEAL)  
Betty R. Ballard, Trustee

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty R. Ballard, whose name as Trustee of the Betty R. Ballard Living Trust Dated October 16, 2008, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, she, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Living Trust.

Given under my hand and official seal, this the 21 day of December, 2011.

Kath C Ellis  
Notary Public

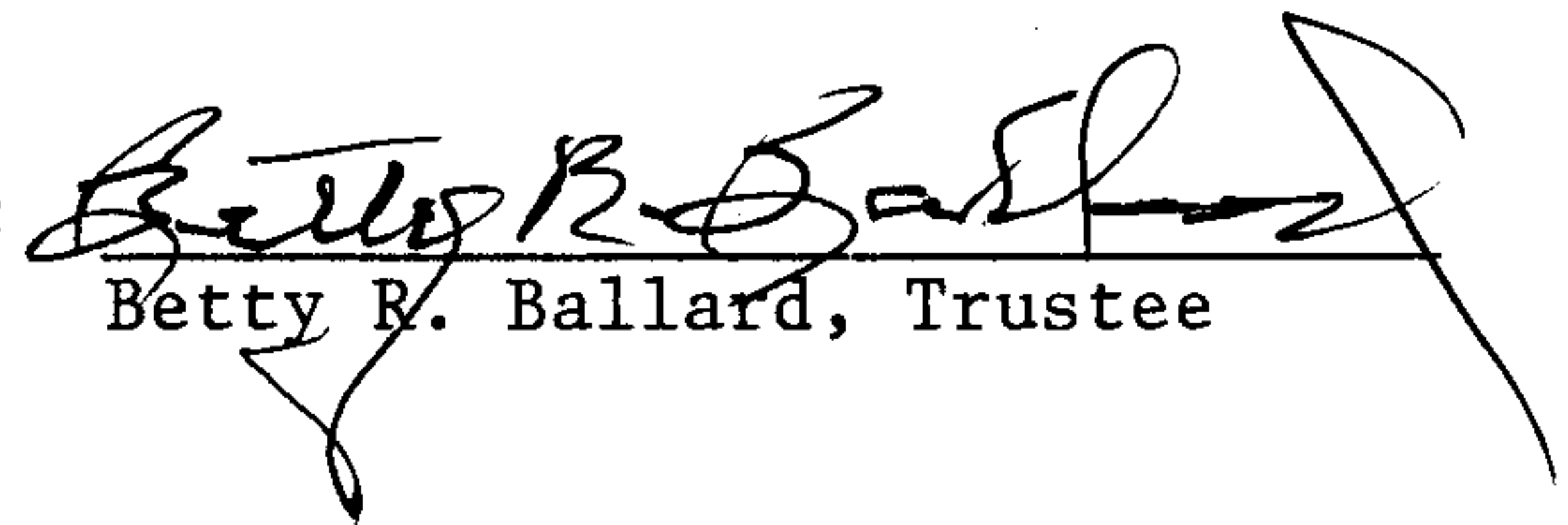
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Begin at the most Southwesterly corner of Lot 21 of Sunnydale Estates Third Sector as recorded in Map Book 7, Page 78 in the Office of the Judge of Probate in Shelby County, Alabama; thence turn an interior angle to the left from the Westerly line of said Lot 21 of 81 deg. 29 min. 42 sec. and run in a Westerly direction 191.03 feet; thence a deflection angle right of 91 deg. 13 min. 43 sec. in a Northeasterly direction 610.68 feet; thence a deflection angle left 95 deg. 53 min. 14 sec. in a Southwesterly direction 277.69 feet; thence a deflection angle right 95 deg. 44 min. 21 sec. in a Northeasterly direction 1157.50 feet; thence a deflection angle right 90 deg. 03 min. 58 sec. in a Easterly direction 425.51 feet to the Point of Beginning; thence continue along the last described course 100.72 feet; thence a deflection angle left 95 deg. 51 min. 05 sec. in a Northwesterly direction 742.72 feet to a point on the Southerly right of way line of Shelby County Highway Number 22, said point also being on a curve having a radius of 1114.03 feet and a central angle of 5 deg. 49 min. 43 sec.; thence a deflection angle left of 118 deg. 00 min. 30 sec. to the chord of said curve in a Southwesterly direction and run along the arc of said curve to the left a distance of 113.33 feet; thence an interior angle to the right from the last described chord of said arc 118 deg. 00 min. 30 sec. and run in a Southeasterly direction 677.14 feet to the Point of Beginning, containing 1.63 acres more or less. Situated in Shelby County, Alabama.**

SIGNED FOR IDENTIFICATION:

Betty R. Ballard as Trustee of the  
Betty R. Ballard Living Trust Dated  
October 16, 2008

By:

  
Betty R. Ballard, Trustee