

This Instrument was prepared by:
Edwin M. Van Dull Jr., Attorney
1822 Cogswell Avenue
Pell City, AL 35125

SEND TAX NOTICE TO:
Richard H. Fair
160 Land Fair Dr
Harpersville AL 35078

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of One dollar (\$1.00) to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, We, Richard H. Fair and Wife Catherine B. Fair, (Herein referred to as grantors) do grant, bargain, sell and convey unto the The Richard H, & Catherine Fair Family Living Trust, (Herein referred to as grantee), together with every contingent remainder and right of reversion, the following described real estate situated in ~~Tallapoosa~~ Shelby County Alabama, to wit:

Inst # 1997-11327

"Commence at Northwest corner of the SW1/4 of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, as the point of beginning: from this beginning point proceed South 88 degrees 24 minutes 06 seconds East along the North boundary of said quarter section for a distance of 250 feet; thence proceed south a distance of 0 degrees 07 minutes 26 sections East for a distance of 2,205.82 feet to a point on the Northerly right of way line of the Glaze Ferry Road; thence proceed South 67 degrees 02 minutes 34 seconds West along the Northerly right of way line of said road for a distance of 271.04 feet to its point of intersection with the West boundary of said quarter section; thence proceed North 0 degrees 07 minutes 26 seconds West along the West boundary of said quarter section for a distance of 2,318.51 feet to the point of beginning. Less and except the following described parcel of property:

"Commence at the SW corner of Section 27, Township 19 South, range 2 East. Thence run North 00 degrees 06 minutes west along the west boundary line of said section for 370.13 feet to the north right of way line of Shelby County Road no. 62 and the point of beginning. Thence continue along said last course for 1046.02 feet; thence run North 67 degrees 04 minutes 31 seconds east for 271.12 feet: thence South 00 degrees 06 minutes east for 1045.91 feet to the North right of way line of Shelby County Road no. 62; thence run south 67 degrees 03 minutes west along said road right of way line for 271.12 feet to the point of beginning. Containing 6.0 Acres, more or less.

The above described land is located in the Sw 1/4 of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama.

04/11/1997-11327
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SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.50

The above description was furnished by the grantors.

Preparer of this document makes no warranty as to correctness of description or ownership of the premises. No title examination has been performed and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements, or any other matters affecting title to the premises.

To Have and To Hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

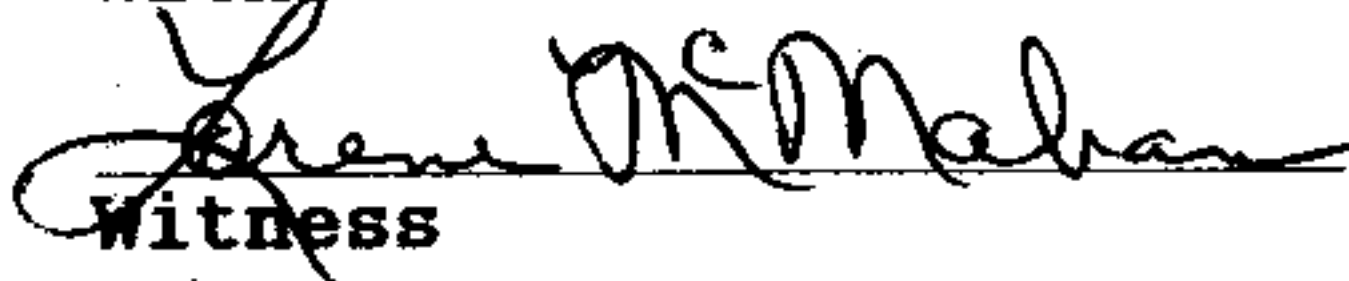
And I (We) do for Myself (Ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (We are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, I (we) have hereunder set my (our) hand(s) and seal(s) this 26 day of Mar, 1997.

Signed, sealed and delivered in our presence:



Witness



Witness



Richard H. Fair



Catherine B. Fair

Inst # 1997-11327

04/11/1997-11327

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SHELBY COUNTY JUDGE OF PROBATE

002 SNA 11.50

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State personally appeared Richard H. Fair & Catherine C. Fair, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 26th day of March, 1997.


Notary Public