

This instrument prepared by
(Name) James P. O'Neal, Attorney at Law

NO CERTIFICATION MADE TO TITLE.

(Address) 1600 City Federal Building, B'ham, AL 35203

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, *can wit*

That in consideration of One Dollar and other valuable consideration,

~~DOLLARS~~

to the undersigned grantor, FIRST AMERICAN BANK OF PELHAM,

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto KATHY DRAPER, INC.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

The purpose of this Deed is to correct that certain deed recorded at Real Volume 32, Page 461, in the Office of the Judge of Probate, Shelby County, Alabama, executed on the 21st day of June, 1985, wherein First American Bank of Pelham executed as Grantor a warranty deed on the above referenced property to the named Grantee. The said deed was executed by First American Bank of Pelham as Grantor when in fact the owner of the real estate and the intended Grantor should have been First American Bancshares, Inc., which had acquired title to the real estate in question from First American Bank of Pelham as the result of a previous unrecorded conveyance.

BOOK 040 PAGE 779

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the _____ day of AUGUST, 19 85

ATTEST:

[Signature]
Secretary

FIRST AMERICAN BANK OF PELHAM

By *[Signature]*
CHARLES E. MARTIN, Its President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that CHARLES E. MARTIN

whose name as President of First American Bank of Pelham, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

12 day of August, 1985.

LEGAL DESCRIPTION-- EXHIBIT "A"

Part of the SW 1/4 of the NW 1/4 of Section 13, and part of the SE 1/4 of the NE 1/4 of Section 14, Township 20 South, Range 3 West, situated in Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of said Section 14, and run thence west along the South line of said 1/4-1/4 a distance of 100.71 feet to a point on the east right of way line of Highway #263 (Ashville-Montevallo Road); thence turn right 103 degrees 06' 11" and run along the east right of way of said Highway #263 a distance of 358.64 feet to the point of beginning of the hereinafter described; thence continue along same line a distance of 130.25 feet to the intersection right of way with Shelby County Highway #105; thence turn right 89 degrees 52' 00" and along right of way 14.5 feet; thence turn left 57 degrees 25' 20" and along said right of way 115.7 feet to right of way of Shelby #105; thence turn right 50 degrees 53' 20" and along said right of way 79.42 feet; thence turn right 95 degrees 05' 49" and run 245.25 feet; thence turn right 95 degrees 00' 00" and run 161.39 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Right of way in favor of Shelby County, Alabama recorded in Book 255, Page 544.
2. Right of way in favor of Alabama Power Company recorded in Book 101, Page 516 and Book 327, Page 791.
3. Mineral and mining rights and rights incident thereto.
4. Taxes due in the current year.

STATE OF ALA. SHELBY CO.
1 CENTRAL
INSTRUMENTS FILED

1985 SEP 10 PM 1:36

Thomas J. [illegible]
JUL 10 1985

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>CORRECTED</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>6.00</u>