

This instrument was prepared by

(Name) Farris Land Company(Address) Alabaster, Alabama**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for



SAFECO Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-five Thousand and no/100 -----Dollars

to the undersigned grantor, Farris Land Company, Inc. a corporation,
 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
 said GRANTOR does by these presents, grant, bargain, sell and convey unto

✓ John C. Draper, III, and Kathryn Draper

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
 of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
 situated in

Shelby County, Alabama, to-wit:Attached as Exhibit "A"Subject to easements of record.\$40,000 is paid by Mortgage filed simultaneously.

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 con-
 tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
 GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
 brances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, W. M. Farris
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of Dec. 1985

ATTEST:

Farris Land Company, Inc.

Lucille S. Farris
 Secretary

By W. M. Farris

President

STATE OF
COUNTY OF SHELBY

I, the undersigned authority
 State, hereby certify that W. M. Farris
 whose name as President of Farris Land Company, Inc.
 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.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 27th day of December19 85

Form ALA-33

Jane P. Peck
 Notary Public
 My Commission Expires June 4, 1988

EXHIBIT "A"

Commence at the Southeast corner of Section 22, Township 20 South, Range 3 West, thence run West along the South line of said Section for a distance of 1650 feet; thence turn an angle to the right of 88 degrees 41 minutes, 24 seconds and run North for a distance of 281.61 feet to the point of beginning; from the point of beginning thus obtained, continue in a northerly direction along last described course for a distance of 774.39 feet; thence turn an angle to the right of 91 degrees, 18 minutes 36 seconds and run in an easterly direction for a distance of 690.71 feet; thence turn an angle to the right of 90 degrees and run South for a distance of 208.71 feet; thence turn an angle to the left of 90 degrees and run in an easterly direction for a distance of 669.17 feet; thence turn an angle to the right of 67 degrees 35 minutes 30 seconds and run in a southeasterly direction along the right of way of Shelby County Road No. 95 for a distance of 83.78 feet to the point of beginning of a curve to the right having a central angle of 2 degrees 26 minutes 09 seconds and a radius of 2825.05 feet; thence run along the arc of said curve and the right of way of Shelby County Highway No. 95 for a distance of 120.10 feet; thence turn an angle to the right from the tangent of last described course of 11 degrees 59 minutes, 04 seconds and run in a southeasterly direction along the right of way of Shelby County Highway No. 95 for a distance of 50.22 feet; thence turn an angle to the left of 10 degrees 59 minutes, 04 seconds to the tangent of the following described course, said course begin situated on a curve to the right having a central angle of 3 degrees and a radius of 2815.05 feet; thence run along the arc of said curve in a southeasterly direction and along the right of way of Shelby County Highway No. 95 for a distance of 147.40 feet; thence turn an angle of 10 degrees 59 minutes 04 seconds to the left from the tangent of last described course and run in a southeasterly direction along the right of way of Shelby County Highway No. 95 for a distance of 50.22 feet; thence turn an angle of 11 degrees 59 minutes 04 seconds to the right to the tangent of the following described course, said course being situated on a curve to the right and having a central angle of 2 degrees 56 minutes 26 seconds and a radius of 2825.05 feet; thence run along the arc of said curve and the right of way of Shelby County Highway No. 95 in a southeasterly direction for a distance of 144.99 feet; thence turn an angle to the right of 102 degrees 01 minutes, 55 seconds from the tangent of last described course and run in a westerly direction for a distance of 1525.37 feet to the point of beginning; being situated in Shelby County, Alabama.

BOOK 058 PAGE 526

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JAN 24 AM 9:10

Thomas J. Henderson, Jr.
JUDGE OF THE COURT

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>5.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>11.00</u>