

THIS INSTRUMENT WAS RERECORDED TO CORRECT THE LEGAL
DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Inst # 1994-35801

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER CERTIFIED
12/06/1994-35801
10:35 AM
SHELBY COUNTY JUDGE OF PROBATE
002 994 20.00
KNOW ALL MEN BY THESE PRESENTS,

STATE OF ALABAMA
SHELBY COUNTY

That in consideration of THIRTY FIVE THOUSAND & NO/100---- (\$35,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John C. Draper, III and wife, Kathryn Draper (herein referred to as grantors), do grant, bargain, sell and convey unto James T. Giffen and wife, Martha J. Giffen (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

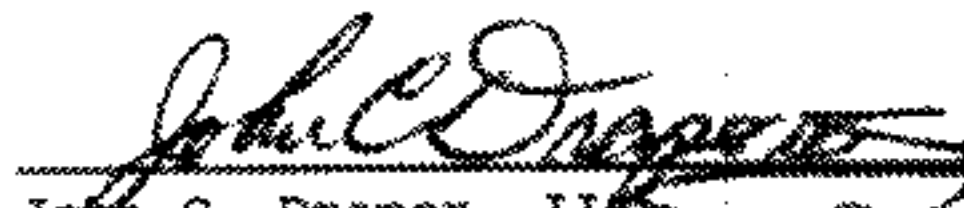
\$26,250.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1339 Sequoia Trail, Alabaster, Alabama 35007.

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 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 stated 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, we have hereunto set our hands and seals, this 2nd day of December, 1994.


John C. Draper, III (SEAL)

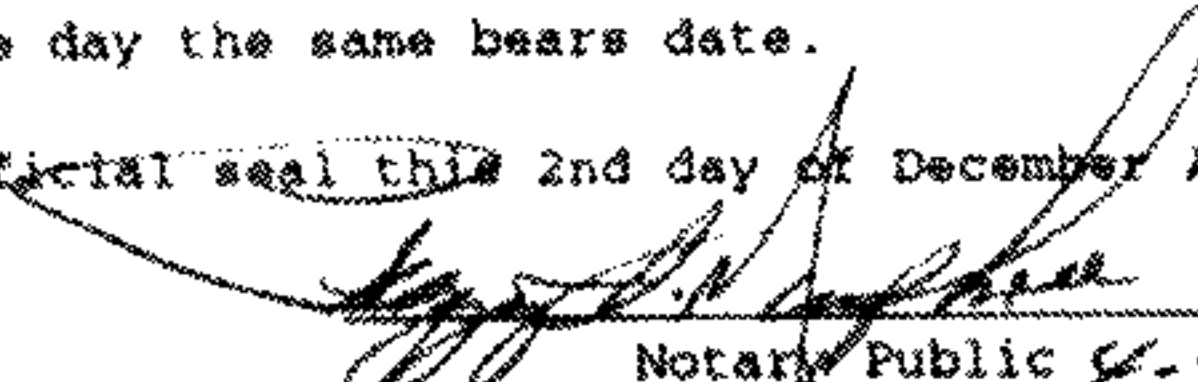
Kathryn Draper (SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

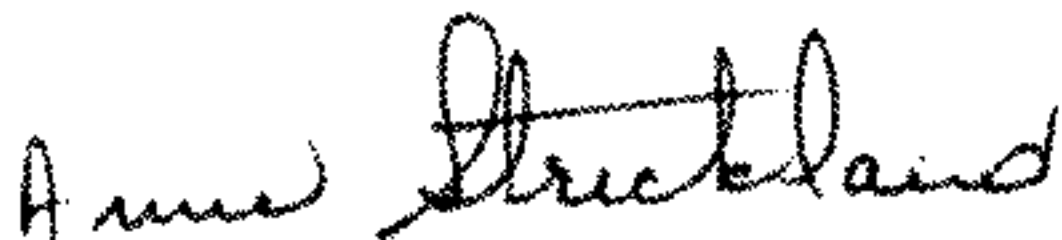
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Draper, III and wife, Kathryn Draper 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 official seal this 2nd day of December A.D., 1994


Notary Public 4-9-95

11/06/1995-31872
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 12.00



1995-31872

EXHIBIT "A"

THE CORRECT LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS:

A parcel of land located in the southeast one-quarter of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama.

Commence at the southeast corner of Section 22, Township 20 South, Range 3 West; thence turn an angle to the left from the east line of said Section of 23 degrees 39 minutes 03 seconds and run north 23 degrees 32 minutes west for a distance of 310.60 feet to a point on the west right-of-way line of Shelby County Road No. 95 and the POINT OF BEGINNING of the property being described, said point being situated on a curve to the left, having a central angle of 2 degrees 56 minutes 26 seconds, a radius of 2,825.05 feet, a chord of 144.97 feet and a chord bearing of north 12 degrees 04 minutes 33 seconds west; thence run along the arc of said curve and the southwesterly right-of-way line of Shelby County Road No. 95 for a distance of 144.99 feet; thence run north 25 degrees 31 minutes 49 seconds west along the southwesterly right-of-way of Shelby County Road No. 95 for a distance of 50.22 feet to the point of commencement of a curve to the left, said curve having a central angle of 02 degrees 38 minutes 49 seconds, a radius of 2815.05 feet, a chord of 130.03 feet and a chord bearing of north 15 degrees, 52 minutes 10 seconds west; thence run along the arc of said curve and the southwesterly right-of-way line of Shelby County Road No. 95 for a distance of 130.04 feet; thence run north 65 degrees 55 minutes 28 seconds west for a distance of 37.86 feet; thence run south 65 degrees 23 minutes 26 seconds west for a distance of 49.65 feet; thence run south 65 degrees 23 minutes 26 seconds west for a distance of 164.80 feet; thence run south 1 degree 25 minutes 31 seconds west for a distance of 230.33 feet; thence run south 88 degrees 34 minutes 21 seconds east for a distance of 322.90 feet to the POINT OF BEGINNING.

Inst. # 1995-31872

11/06/1995-31872
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DCE MCB 12.00