


This instrument was prepared by:  
Patrick F. Smith  
Dominick, Fletcher, Yeilding, Wood & Lloyd, P.A.  
2121 Highland Avenue South  
Birmingham, AL 35201

SEND TAX NOTICE TO:  
RM ~~XXXX~~ Properties, LLC  
4922 Stonehenge Road  
Birmingham, AL 35242

GENERAL WARRANTY DEED

  
20040223000092050 Pg 1/2 364.00  
Shelby Cnty Judge of Probate, AL  
02/23/2004 13:41:00 FILED/CERTIFIED

STATE OF ALABAMA        )  
  
SHELBY COUNTY            )        KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Hundred Fifty Thousand and No/100ths (\$650,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **John C. Draper, III and Kathryn B. Draper, Husband and Wife** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **R.M. ~~XXXX~~ Properties, LLC** (hereinafter grantee, whether one or more), all of our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

See Exhibit "A" Attached

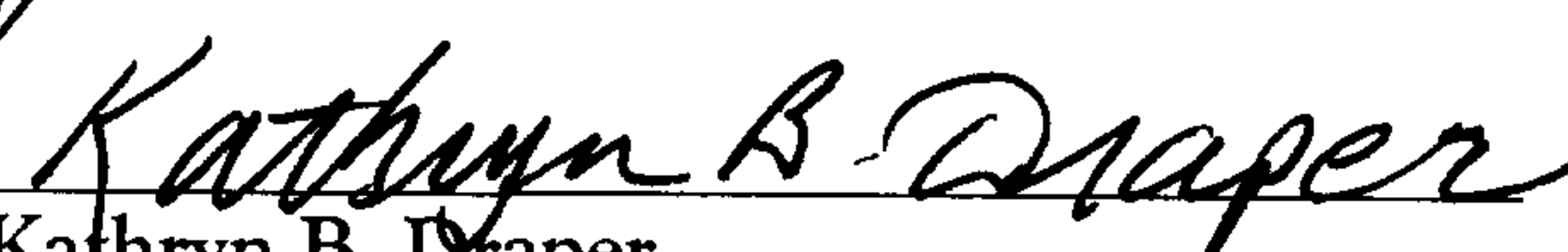
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$300,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee’s successors, transferees and assigns, forever. And grantor does for the grantor and for the grantor’s heirs, executors, and administrators covenant with the said grantee, and grantee’s heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor’s heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee’s heirs and assigns forever, against the lawful claims of all persons.

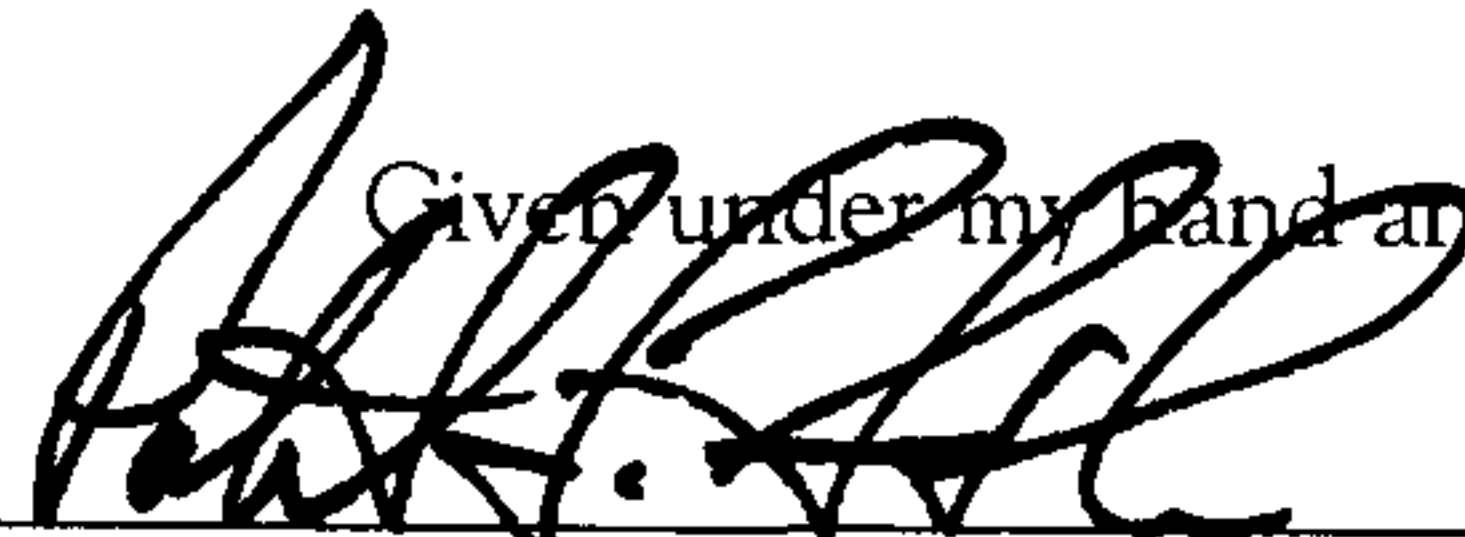
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 30th, 2004.

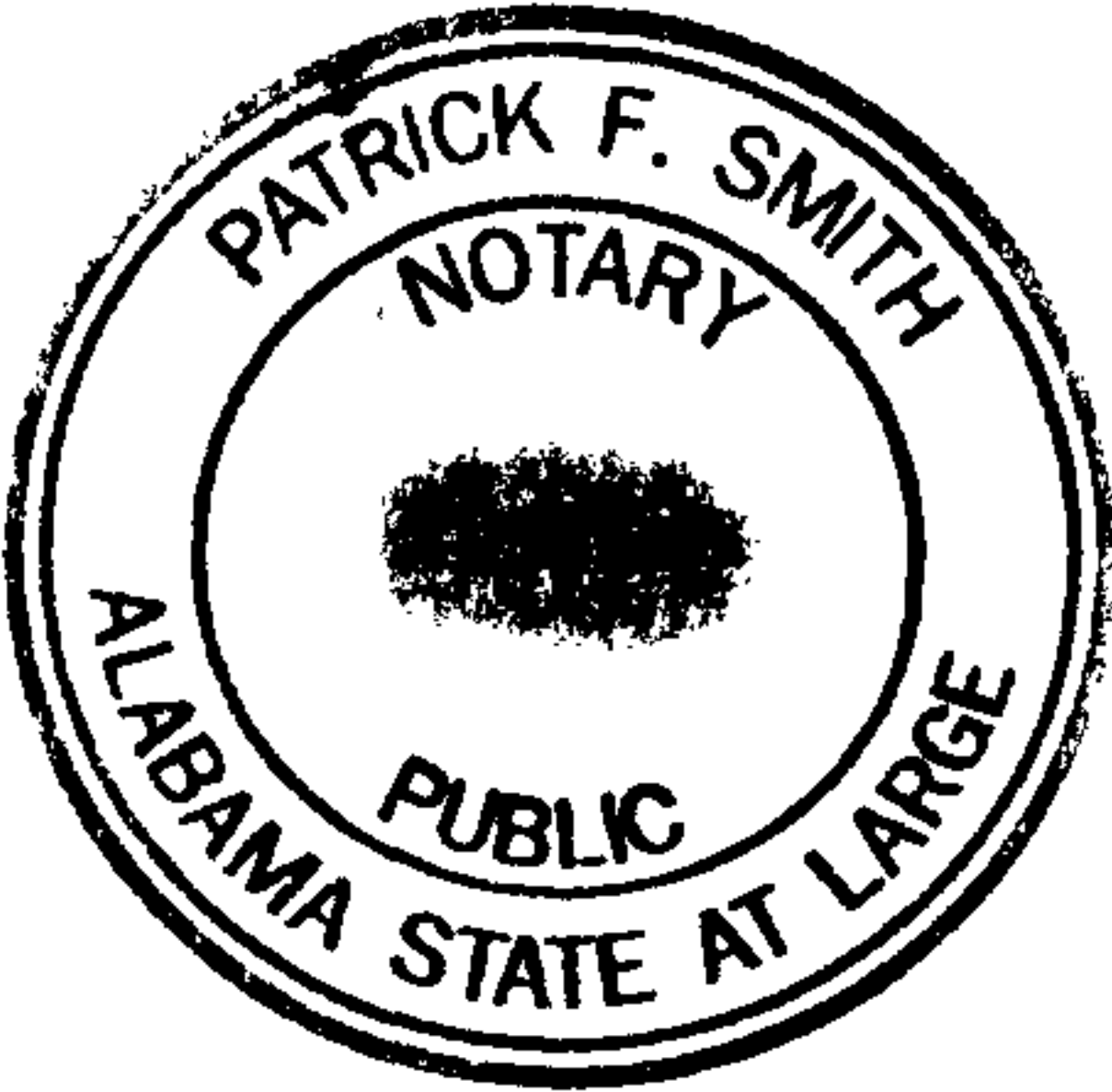
  
John C. Draper, III

  
Kathryn B. Draper

STATE OF ALABAMA    )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Draper, III and Kathryn B. 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 on January 30th, 2004  
Notary Public  
Commission Expires: 10/06/2005



**EXHIBIT "A"**  
**Deed from John C. Draper, III and Kathryn B. Draper**  
**to RM Properties, LLC**

**Parcel I**

Lots 9B, according to a Resurvey of Lots 7, 8 and 9, Dearing Downs, 12<sup>th</sup> Addition, 1<sup>st</sup> Phase, as recorded in Map Book 17, Page 19, in the Probate Office of Shelby County, Alabama, along with

Lot 9A, according to a Survey of Dearing Downs, 12<sup>th</sup> Addition, 1<sup>st</sup> Phase, as recorded in Map Book 16, Page 18, in the Probate Office of Shelby County, Alabama

**Parcel II**

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.