

B 440 Fred Long

4M-6-59
REVISED 2-46

CORPORATION WARRANTY DEED—JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., (BIRMINGHAM, ALA.)

State of Alabama

4034

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Four Thousand and No/100 - - - - - (\$4,000.00) - - - - - DOLLARS to the undersigned grantor, Green Valley, Inc. a corporation, in hand paid by W. David Upton and Annie Lou Upton, his wife, the receipt whereof is acknowledged, the said Green Valley, Inc.

does by these presents, grant, bargain, sell, and convey unto the said W. David Upton and Annie Lou Upton

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

The North One-Half of the Northeast Quarter of the Northwest Quarter (N½ of the NE¼ of the NW¼) of Section 11, Township 21 South, Range 2 West, situated in Shelby County, Alabama.

Subject to restrictive covenant running with the land restricting subdivision and use of property, recorded in Deed Volume 204 at Page 206 in the Office of the Judge of Probate of Shelby County, Alabama; minerals and mining rights not owned by the Corporation; right of way granted to Louisville & Nashville Railroad Company by instrument recorded in Deed Book 19, Page 308 in the Office aforesaid; easements to Alabama Power Company as shown by instruments recorded in Deed Book 131, Page 419, and Deed Book 136, Page 464, in said Office, rights regarding construction of a dam, water flow rights and rights pertaining thereto as set out in Agreement between L. T. Bounds and Dean R. and Earlene H. Upson dated March 27, 1959, and recorded in Volume 200, Page 207 in said Office; and all rights outstanding, conditions, limitations and restrictions arising out of instrument headed "Easement Running with Land, and Agreement", dated April 1, 1959, and entered into between L. T. Bounds and Green Valley, Inc., and recorded in Volume 200, Page 269 in said Probate Office.

TO HAVE AND TO HOLD said property unto the said W. David Upton and Annie Lou Upton as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Green Valley, Inc. does for itself, its successors

and assigns, covenant with said W. David Upton and Annie Lou Upton, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except current year's taxes,

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 W. David Upton and Annie Lou Upton, their

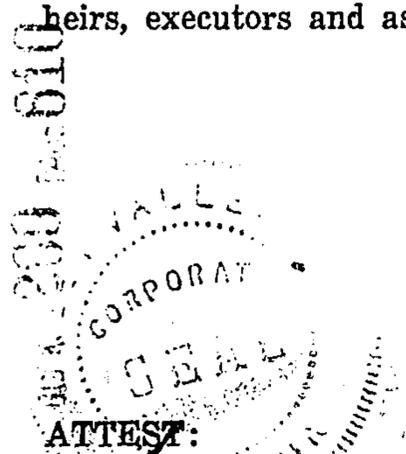
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Green Valley, Inc.

has hereunto set its

signature by William K. Murray its President, who is duly authorized, on this 5th day of October, 1959.

GREEN VALLEY, INC.



Signature of Secretary: Junell B. Jones
Secretary.

Signature of Vice-President: William K. Murray
Vice-President.

John W. West Corp
1505 No. 10th St
Shelby, Ala.
10092

CORPORATION
WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate, do hereby certify that the within deed was filed in this office for record the 22 day of July 1960 at 8 o'clock of AM and recorded in Deed Record 235 and the Mortgage Tax of \$ 4.00 has been paid.

Fee \$ 1.75
Judge of Probate [Signature]

THIS FORM FROM 1.45
TITLE GUARANTEE & TRUST CO 4.00
TITLE INSURANCE — ABSTRACTS 4.00
TRUSTS 9.55
BIRMINGHAM, ALABAMA

1118.85
817

State of Alabama
JEFFERSON County

I, _____, a Notary Public in and for said county in said state, hereby certify that William K. Murray, whose name as President of the Green Valley, 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.

Given under my hand and official seal, this the 5 day of Oct., 1959.

[Signature]
Notary Public.
NOTARY PUBLIC
SHELBY COUNTY, ALABAMA

STATE OF ALABAMA, SHELBY COUNTY
I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 22 day of July 1960 at 8 M. o'clock and recorded in Deed Book 207 at page 670 on the 6 day of July 1960.
Mortgage Tax _____ Deed Tax 4.00 has been paid.
Conrad M. Fowler
Judge of Probate

1118.85
602