

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One (\$1.00) and no/100----- DOLLARS
and other good and valuable consideration

to the undersigned grantors MICAJAH W. LUPTON and wife, ELIZABETH S. LUPTON,
in hand paid by J. E. Walker

the receipt whereof is acknowledged we the said MICAJAH W. LUPTON and wife, ELIZABETH
S. LUPTON

do grant, bargain, sell and convey unto the said J. E. Walker

the following described real estate, situated in Shelby
County, Alabama, to-wit:

Begin at the NW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 21 South, Range 2 West; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 565.75 feet, thence turn an angle of 90°56' to the left and run a distance of 206.21 feet, thence turn an angle of 26°30' to the left and run a distance of 651.89 feet, thence turn an angle of 127°00' to the left and run a distance of 670.27 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 21 South, Range 2 West, Shelby County, Alabama.

Subject to restrictive covenants running with the land restricting subdivision and use of property, as recorded in Deed Volume 204 at Page 206, Volume 200 at Page 207, and Volume 200 at Page 269 in the Office of the Judge of Probate of Shelby County, Alabama; mineral and mining rights excepted; 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 13, Page 419 and Deed Book 136, Page 464 in said Office.

The grantor expressly reserves an easement running with the land, to the grantor the ^{now} exclusive use of the spring located near the southwest corner of the property described above, together with the right of ingress and egress and the right to install and maintain water lines on pipes across said property so that said spring can be used by grantor.

TO HAVE AND TO HOLD, To the said J. E. WALKER, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said J. E. WALKER, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except current year's taxes;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said

J. E. WALKER, his
heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal,
this 1st day of August, 1961.

WITNESSES:

MICAJAH W. LUPTON

(Seal.)

ELIZABETH S. LUPTON

(Seal.)

Elizabeth S. Lupton

(Seal.)

(Seal.)

Warrant, Wm. Lupton from them
1056 Wm. Lupton

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MICAJAH W. LUPTON and

ELIZABETH S. LUPTON

TO

J. E. WALKER

WARRANTY DEED

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE - ABSTRACTS

BIRMINGHAM, ALABAMA

150
150

State of ALABAMA }
JEFFERSON COUNTY }

I, Ruth O. Whorton, a Notary Public in and for said County, in said State, hereby certify that Micajah W. Lupton and wife, Elizabeth S. Lupton 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 1st day of August, 1961.

Ruth O. Whorton
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
8-29-61
RECORDED & PAYING TAX
& SHELBY TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE