

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One (\$1.00) and no/100- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
J. E. Walker and Wife, Bettie D. Walker

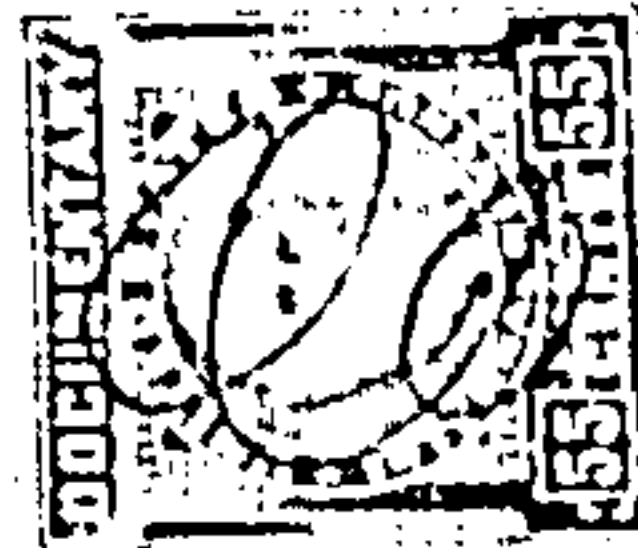
(herein referred to as grantors) do grant, bargain, sell and convey unto

W. D. Upton and his Wife, Ann Y. Upton

(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:

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 excepts easement running with the land pertaining to ingress and egress for use of a spring located near the Southwest corner of the property described above; this easement is described in deed dated August 1, 1961 from grantors Micajah W. Lupton and wife, Elizabeth S. Lupton, to J. E. Walker, Grantee and recorded in the Office of the Judge of Probate of Shelby County, Alabama in Deed Volume 217 Page 26.

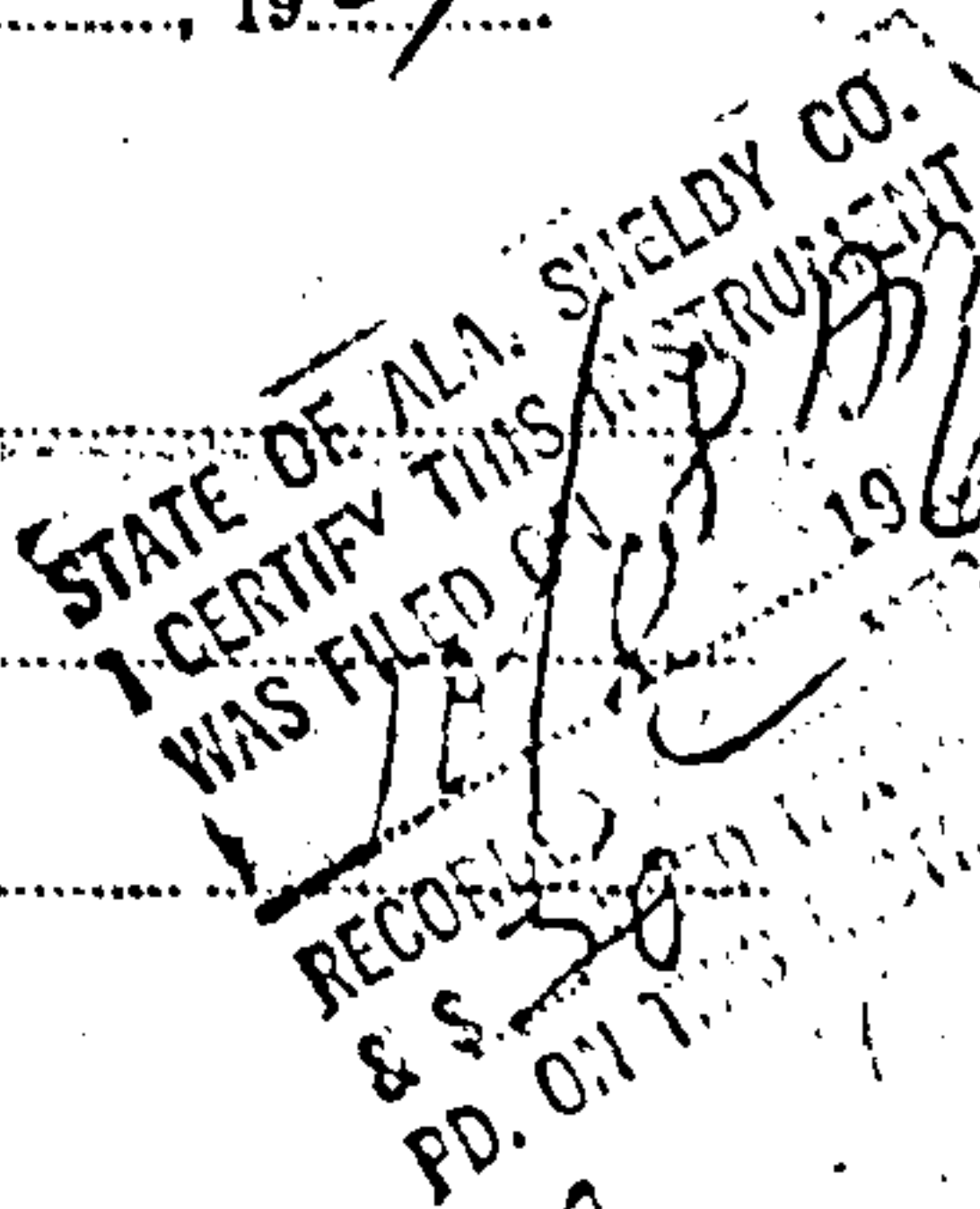


TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 hand(s) and seal(s), this 26<sup>th</sup> day of February, 1964

WITNESS:



(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, James J. Richardson, a Notary Public in and for said County, in said State, hereby certify that J. E. Walker and Wife, Bettie D. Walker whose names 8 signed to the foregoing conveyance, and who are known to me, acknowledged before me on this 26<sup>th</sup> 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 26<sup>th</sup> day of February, A. D., 1964

Notary Public.

BOOK 232 PAGE 507