

This instrument was prepared by

3569 3000

(Name).....

(Address).....

Form 1-1-5 Rev. 1-58

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

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

That in consideration of Ten and no/100.....DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Durall Dobbins and wife Polly M. Dobbins (herein referred to as grantors) do grant, bargain, sell and convey unto

W. David Upton and Annie L. Upton (Husband and wife)

(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:

North one-half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 2, Township 21 South, Range 2 West, consisting of five (5) acres more or less, situated in 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 in the office of the Judge of Probate of Shelby County, Alabama; minerals and mining rights not owned by Grantor; 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 Co. 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. Upton 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., recorded in Volume 200, Page 269 in said Probate Office.

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, I have hereunto set.....my.....hand(s) and seal(s), this.....11th.....day of.....April....., 1966.....

WITNESSES:
STATE OF ALA. SHELBY }
I CERTIFY THIS }
INSTRUMENT WAS FILED }
1966 AUG -4 AM 11:27 }
U.C.D. FILE NUMBER OR }
REC. BK. & PAGE AS SHOWN ABOVE }
Dorothy M. Bunker }
JUDGE OF PROBATE }
.....(Seal) }
.....(Seal) }
.....(Seal) }

Durall Dobbins (Seal)
Durall Dobbins
Polly M. Dobbins (Seal)
Polly M. Dobbins
.....(Seal)

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STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority..... a Notary Public in and for said County, in said State, hereby certify that Durall Dobbins and Polly M. Dobbins (Husband and Wife) whose name & 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 11th day of April.....
Notary Public.

