

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-6 Rev. 1-66

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100---- DOLLARS and the assumption by the grantees of the unpaid balance due on that certain mortgage from to Jefferson Federal Savings & Loan Association to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Gaston Gage, Jr. and wife, Elizabeth M. Gage

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

Bobby A. Upton and Earlene S. Upton

(herein referred to as GRANTEEES) 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:

PARCEL NO. 1: Commence at the northeast corner of the $SE\frac{1}{4}$ of $SW\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, thence run west along the north line of said quarter-quarter section 595.3 feet to the point of beginning of the land herein conveyed; thence turn a 90 degree angle to the left and run 215.0 feet; thence run west and parallel with the north line of said quarter-quarter section 202.7 feet; thence turn a 90 deg. angle to the right and run 215.0 feet to the north line of said quarter-quarter section; thence run east along the north line of said quarter-quarter section 202.7 feet to the point of beginning. EXCEPT that portion sold to Frank C. Ellis, Sr. and Christine Moody Ellis described in Deed Book 231 page 367 in Probate Office.

PARCEL NO. 2: Commence at the northeast corner of $SE\frac{1}{4}$ of $SW\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, thence run westerly a distance of 798 feet along the northern boundary of said quarter-quarter section to a point of beginning; thence turn an angle of 90 deg. right and run northerly a distance of 100 feet to a point; thence turn an angle of 90 deg. to the right and run a distance of 202.6 feet to a point; thence turn an angle of 90 deg. to the right and run a distance of 100 feet to a point; thence turn an angle of 90 deg. to the right and run 202.6 feet to the point of beginning;

Said land being situated in the $SE\frac{1}{4}$ of $SW\frac{1}{4}$, Section 24, Township 21 South, Range 1 West.

Subject to Alabama Power Company transmission line permits

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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

day of February, 19 70

WITNESS:

(Seal)

(Seal)

(Seal)

Gaston Gage

Gaston Gage, Jr.

(Seal)

Elizabeth M. Gage

Elizabeth M. Gage

(Seal)

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NORTH CAROLINA

STATE OF NORTH CAROLINA

Shelby COUNTY

General Acknowledgment

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I, Terry R. DeWitt, a Notary Public in and for said County, in said State, hereby certify that Gaston Gage, Jr. and wife, Elizabeth M. Gage whose name(s) 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 17th day of

February

A. D., 19 70

Notary Public