

This instrument prepared by

(Name) Elaine H. Connell

(Address) 2121 Cahaba Valley Road, Shelby County, Alabama.

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIX THOUSAND AND NO/100 -----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

W. D. UPTON and wife, ANN Y. UPTON

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

D. D. SWINDLE

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 14, according to "Walters Cove," First Sector, as shown by subdivision map recorded in Map Book 5, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to: Restrictive covenants and conditions filed for record on 19th June, 1967 in Deed Book 248, Page 750. A 60-foot building setback line along Lake Circle. Flood rights by deed to Alabama Power Company dated 19th March, 1913 and recorded in Deed Book 52, Page 98, in Probate Office. Flooding rights of Alabama Power Company, if any, acquired by deed recorded in Deed Book 248, Page 512, in Probate Office.

278 PAGE 354

BOOK

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1973 JAN 29 AM 9:04

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Consolidated

JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 15th day of January, 1973.

(Seal)

W D Upton
(W. D. Upton)

(Seal)

(Seal)

(Seal)

(Seal)

Ann Y. Upton
(Ann Y. Upton)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State hereby certify that W. D. UPTON AND WIFE, ANN Y. UPTON 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 15th day of January, A. D., 1973.

MY COMMISSION EXPIRES OCTOBER 24 1975

Sandra S. Guthrie
Notary Public.

