

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

19740724000036690 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/24/1974 12:00:00AM FILED/CERT

That in consideration of Ten Thousand Four Hundred Eighteen and No/100 (\$ 10,418.00) Dollars, to the undersigned grantors, W. David Upton and wife, Annie L. Upton, W. C. Stegall and wife, Ann W. Stegall, W. P. Buck and wife, Janie Buck, tenants in common, in hand paid by W. David Upton, the receipt of which is hereby acknowledged, the said W. David Upton, Annie L. Upton, W. C. Stegall, Ann W. Stegall, W. P. Buck and Janie Buck do by these presents, grant, bargain, sell and convey unto the said W. David Upton the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West; thence run easterly along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 519.0 feet; thence turn an angle of 132 degrees 55' to the right and run southwesterly 314.07 feet to a point on the center line of a 60 foot roadway; thence turn an angle of 47 degrees 05' to the right and run westerly along the centerline of said roadway 299.18 feet to a point on the West boundary line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West; thence run Northerly along the West boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 230.0 feet to the point of beginning.

EXCEPTED from the above described land the South 30 feet, which is a dedicated roadway. This being 1.917 acres, more or less.

From the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, run northerly along the east boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 470.0 feet to the point of beginning of the land herein described; thence turn an angle of 88 degrees 30 $\frac{1}{2}$ ' to the left and run westerly parallel to the South boundary line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West for 390.0 feet, more or less, to the center of Cahaba Valley Creek; thence run Northeasterly up and along the center of said creek with the meanderings thereof for 715 feet, more or less, to the point of intersection of the center line of said creek and the east boundary line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West; thence run Southerly along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 580 feet, more or less, to the point of beginning. This land being a part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, and being 3.292 acres, more or less.

Subject to the following which are recorded in the Probate Records of Shelby County, Alabama:

(a) There is excepted herefrom covenant not to pollute or allow pollution of Cahaba Valley Creek (Bishop Creek) and easements for road right of way reserved and as described in Deed to Bishop Creek Park, Inc., from Coy M. Cooper, as Trustee, which is recorded in Deed Book 241, Page 88.

(b) Right of way in favor of Shelby County dated 4/2/70 and recorded in Deed Book 261, Page 776.

(c) Transmission line permit in favor of Alabama Power Company dated 11/17/39 and recorded in Deed Book 108, Page 379.

TO HAVE AND TO HOLD, To the said W. David Upton, his heirs, and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said W. David Upton, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th day of January, 1972.

W. David Upton (Seal)
W. David Upton

Annie L. Upton (Seal)
Annie L. Upton

W. C. Stegall (Seal)
W. C. Stegall

Ann W. Stegall (Seal)
Ann W. Stegall

W. P. Buck (Seal)
W. P. Buck

Janie Buck (Seal)
Janie Buck

STATE OF ALABAMA)

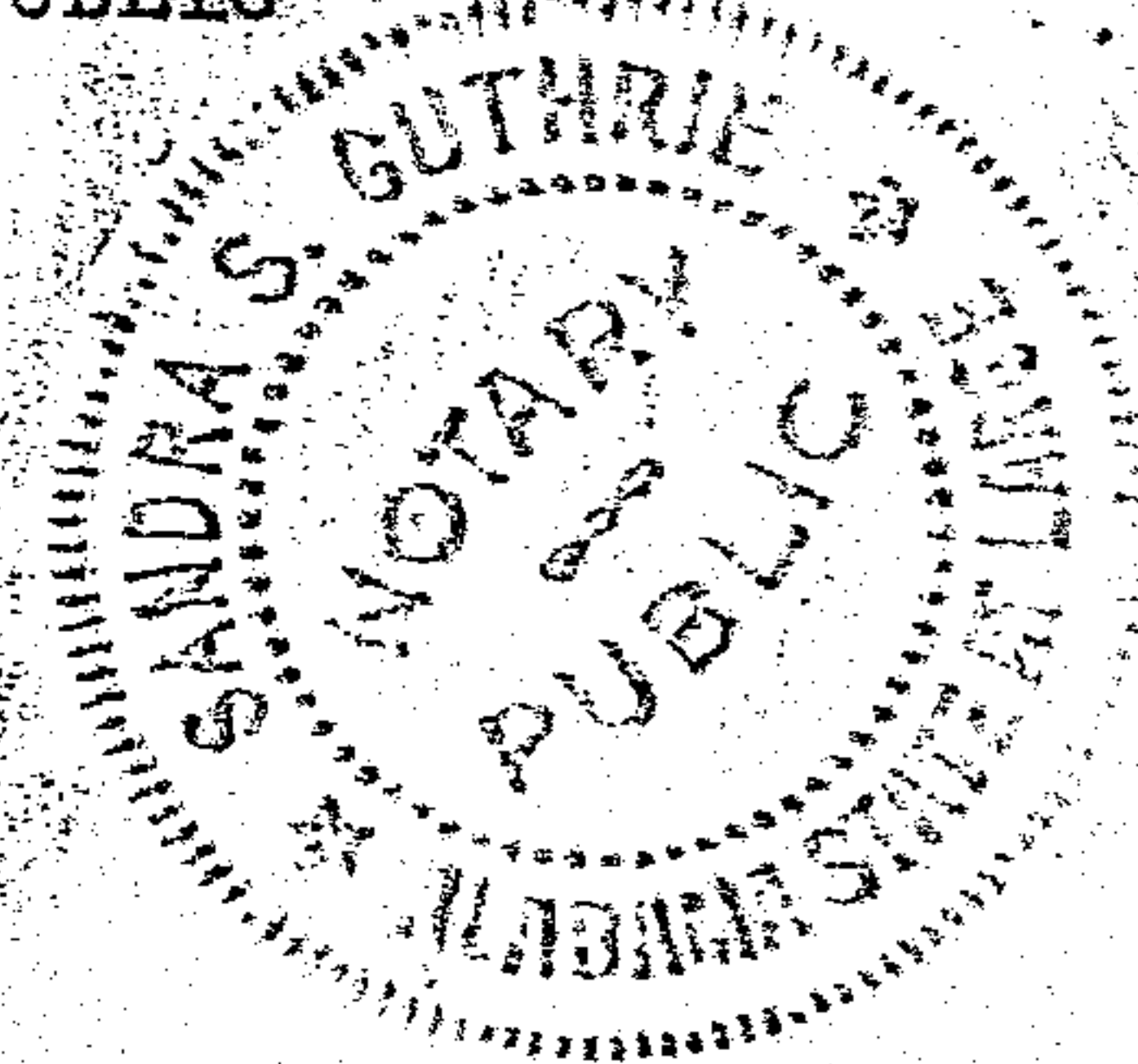
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. David Upton and wife, Annie L. Upton, W. C. Stegall and wife, Ann W. Stegall, W. P. Buck and wife, Janie Buck 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 18th day of January, A. D., 1972.

Dandra S. Guthrie
NOTARY PUBLIC

MY COMMISSION EXPIRES OCTOBER 24 1976



BOOK 288 PAGE 40

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUL 24 AM 8:56
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Brown, Jr.
JUDGE OF PROBATE

19740724000036690 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/24/1974 12:00:00AM FILED/CERT