

This instrument was prepared by

(Name) Thomas A. Ritchie - Ritchie, Rediker & Warren

(Address) 2015 First National-Southern Natural Building, B'ham, Ala. 35203

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 One Hundred Dollars (\$100.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, W. David Upton and wife, Annie L. Upton

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

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

Begin at the Northwest corner of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West; thence run easterly along the North boundary line of said 1/4-1/4 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 boundry line of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West; thence run Northerly along the West boundary line of said 1/4-1/4 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.

SUBJECT TO easements, restrictions, permits and rights of way of record.



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Shelby Cnty Judge of Probate, AL
11/28/1977 12:00:00AM FILED/CERT

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

And K(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K(we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 17 day of November, 19 77.

(Seal)

(Seal)

(Seal) .50

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. David Upton and wife, Annie L. Upton

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 17 day of November, A. D., 1977

y Public.