

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



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Shelby Cnty Judge of Probate, AL
08/05/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE THOUSAND DOLLARS & 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, Merel E. Upton and wife, Jimmie Nell Upton; W. D. Upton and wife, Ann Upton

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

Ellis Bentley, Jr.

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

Begin at the SE corner of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West; thence run North, along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 730.85 feet to the point of beginning of the parcel herein conveyed; thence run North along the East line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West a distance of 670.85 feet; thence turn an angle of 91 deg. 26 min. 33 sec. to the left and run a distance of 325.00 feet; thence turn an angle of 88 deg. 33 min. 23 sec. to the left and run a distance of 670.33 feet; thence turn an angle of 91 deg. 21 min. 11 sec. to the left and run a distance of 325.00 feet to the point of beginning. Said parcel of land herein conveyed containing 5.00 acres and being located in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West.

Also, a 60.00 ft. easement, 30.00 feet on either side of a centerline described as: Commence at the SE corner of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West; thence run North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 30.00 feet; to the point of beginning; thence turn an angle of 88 deg. 38 min. 53 sec. to the right and run a distance of 580 feet, more or less, to the NW right of way line of Alabama State Hwy. No. 25, and the point of ending.

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 30th day of March, 1981.

W.D. Upton
(W.D. Upton)
Ann Upton
(Ann Upton)

Merel E. Upton
(Merel E. Upton)
Jimmie Nell Upton
(Jimmie Nell Upton)

Judge of Probate
TAX 1.00
Rec 2.50
Fees 1.00
Total 4.50

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. D. Upton and Ann Upton; Merel E. Upton and Jimmie Nell Upton 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 30th day of March, A.D., 1981.

Box 613
Columbiana, Ala 35051

Judy R. Davis
Notary Public