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This instrument was prepared by
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ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

WARRANTY DEED-

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-two thousand five hundred and no/100 ---- (\$ 22,500.00

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, Annie L. Upton

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

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

Lot 13, Shadowbrook, according to the Survey of Shadow Brook as
recorded in Map Book 6, page 102, in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to restrictions, building lines, easements, transmission line permit
and agreement with Alabama Power Company of record.

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RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>22.50</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>26.00</u>

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

And ~~XX~~(we) do for ~~myself~~(ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~XX~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~XX~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 9th
day of November, 19 84

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

1984 NOV 13 AM 9:02

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

W.D. Upton (Seal)
W. D. Upton
Annie L. Upton (Seal)
Annie L. Upton (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that W. D. Upton and wife, Annie L. 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 9th day of November, A.D., 19 84

Larry L. Halcomb
Notary Public

My Commission Expires 11/23/85