

Send Tax Notice To:

Peltown Realty Co
PO Box 10662
Birmingham AL 35202

WARRANTY DEED

STATE OF ALABAMA)
)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of: Ten Thousand Dollars

to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

W. David Upton, W. C. Stegall and W. P. Buck

(herein referred to as GRANTORS), grant, bargain, sell and convey unto

Peltown Realty Company, an Alabama General Partnership

(herein referred to as GRANTEES), the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel of land situated in the North 1/2 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 12; thence Easterly along the South line of said 1/4-1/4 Section a distance of 1,091.42 feet to a point; thence left 69 degrees 30 minutes 00 seconds in a Northeasterly direction a distance of 480.00 feet to an iron; thence right 1 degree 30 minutes 55 seconds a distance of 331.34 feet to an X in the end of a block wall, thence 112 degrees 00 minutes 50 seconds left 788.41 feet to the Point of Beginning; thence 87 degrees 46 minutes 15 seconds right 307.02 feet; thence 70 degrees 27 minutes 20 seconds right 278.57 feet; thence 24 degrees 15 minutes 05 seconds right 294.69 feet to the Southerly right-of-way of Cross Creek Trail; thence 152 degrees 52 minutes 17 seconds left and along and with said Southerly right-of-way 487 feet more or less to the centerline of Bishop Creek; thence follow said creek centerline as it meanders Southerly, Southwesterly, Northwesterly, then Southerly 2109 feet more or less to the Northwest corner of B E and K property; thence Easterly along the North property line of said B E and K property 667 feet more or less to an iron pin; thence 88 degrees 35 minutes right 197.93 feet to an iron pin; thence 88 degrees 34 minutes 18 seconds left 179.21 feet to Point of Beginning.

Subject to easements and rights-of-ways of record.

The premises being conveyed does not constitute the homestead of the GRANTORS.

TO HAVE AND TO HOLD to said GRANTEES, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenants with the said GRANTEES, their 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

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Jack F.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
16th day of July, 1986.

W. David Upton (Seal)
W. David Upton

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

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

GENERAL ACKNOWLEDGMENT

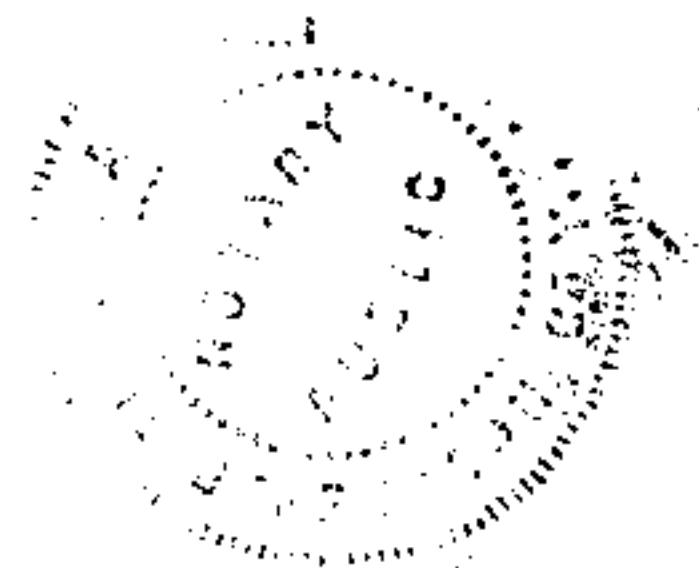
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Thomas A. Ritchie, a Notary Public in and for said County, in said State, hereby certify that W. David Upton, W. C. Stegall and W. P. Buck whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me 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 16th day of July, 1986

Thomas A. Ritchie
Notary Public

This instrument prepared by: Thomas A. Ritchie
Ritchie & Rediker
312 North 23rd Street
Birmingham, Alabama 35203



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

1986 AUG 11 PM 1:04

Thomas A. Ritchie, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>10.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>2.00</u>
TOTAL	<u>17.00</u>