

This instrument was prepared by  
 (Name) LARRY L. HALCOMB  
 ATTORNEY AT LAW  
 (Address) 8512 OLD MONTGOMERY HIGHWAY  
HOMEWOOD, ALABAMA 35209

Send Tax Notice To: RONALD E. UPTON  
 name  
1416 W. Navajo Dr  
 address  
Atabaster, Al 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty eight thousand and no/100 (58,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
 Charles A. Morgand wife, Alene M. Morgan and Robert W. Bone and wife, Barbara R. Bone

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

Ronald E. Upton and Rebecca M. Upton

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_  
 SHELBY \_\_\_\_\_ County, Alabama to-wit:

Lot 4, Block 9, according to Navajo West Sector of Navajo Hills, as  
 recorded in Map Book 5 page 80 in the Probate Office of Shelby County,  
 Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1987.

Subject to restrictions, easements, building lines and rights of way of record.

The grantors do not warrant title to minerals and mining rights.

\$58,850.00 of the purchase price was paid from the proceeds of a mortgage  
 loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being  
 the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of  
 the grantees herein in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and  
 if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 1st  
 day of April, 19 87

WITNESS:

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

1987 APR -3 PM 2:02

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Charles A. Morgan

Charles A. Morgan

Alene M. Morgan

Alene M. Morgan

Robert W. Bone

Robert W. Bone

Barbara R. Bone

Barbara R. Bone

(Seal)

(Seal)

(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 Charles A. Morgan and wife, Alene M. Morgan and Robert W. Bone and wife Barbara R. Bone  
 whose name S 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 1st day of April

Larry L. Halcomb  
 Notary Public