

This instrument was prepared by
LARRY L. HALCOMB
 (Name) ATTORNEY AT LAW
 (Address) 8912 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

Send Tax Notice To: RONALD E. UPTON
 name 1416 W. Navajo Dr
 address Alabaster, 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 GRANTEEES herein, the receipt whereof is acknowledged, we,
 Charles A. Morgan and 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 GRANTEEES) 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.

123 PAGE 224

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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, 1987.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 APR -3 PM 2:02
JUDGE OF PROBATE

Rec 250 Charles A. Morgan
And 300 Alene M. Morgan
5-50 Robert W. Bone
Barbara R. Bone

Seal Seal Seal Seal

STATE OF ALABAMA
 Jefferson COUNTY

General Acknowledgment

1. 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