

4.50

SEND TAX NOTICE TO:
(Name) Mitchell Lee Uptain
(Address) Rt. 1, Box 9914
Columbiana, AL 35051

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
(Address) P. O. Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Thousand Two Hundred Eighty and no/100 (\$1,280.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

CARL DAVID CARTER, A Single Man; and
MITCHELL LEE UPTAIN and wife, SHAWNA H. UPTAIN
(herein referred to as grantors) do grant, bargain, sell and convey unto
MITCHELL LEE UPTAIN and wife, SHAWNA H. UPTAIN

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A parcel of land situated in the NW 1/4 of SE 1/4 of Section 35, Township 20, Range 1 West, described as follows: Begin at the NE corner of said 1/4-1/4 Section and run West along the North line thereof a distance of 210 feet; thence run South, parallel with the East line of said 1/4-1/4 Section a distance of 210 feet to the point of beginning of the parcel of land herein described; thence continue along the same course, parallel with said East boundary a distance of 420 feet to a point; thence run West, parallel with the North boundary of said 1/4-1/4 Section a distance of 210 feet to a point; thence run North, parallel with the East boundary of said 1/4-1/4 Section a distance of 420 feet; thence run East a distance of 210 feet to the point of beginning.

ALSO, an easement 30 feet in width the center line of which is described as follows: Begin at a point 15 feet South of the NW corner of the property hereinabove conveyed and run thence Westerly 15 feet to a point; thence turn to the right and run Northerly parallel with the Eastern boundary of said 1/4-1/4 Section to a point where the same intersects the centerline of the existing dirt gravel road and thence Northerly and Northwesterly along the centerline of said gravel road to a point on the Northern boundary of said NW 1/4 of SE 1/4 of Section 35, Township 20, Range 1 West.

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 12th

day of May, 19 87

WITNESS: STATE OF ALABAMA }
SHELBY COUNTY }
1987 MAY 18 PM 1:10 (Seal)

CARL DAVID CARTER (Seal)

MITCHELL LEE UPTAIN (Seal)

SHAWNA H. UPTAIN (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }
1. Deed Tax 1.50
2. Mfg. Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 5.00

I, the undersigned Carl David Carter, A Single Man, a Notary Public in and for said County, in said State, hereby certify that wife, Shawna H. Uptain; and Mitchell Lee Uptain and whose name S are signed to the foregoing conveyance, and who are known to me and 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 12th day of May, A.D., 1987