

THIS INSTRUMENT PREPARED BY:

NAME James E. RobertsADDRESS 317 Twentieth Street North
Birmingham, AL 35237

Send Tax Notice To:

A. W. Kendrick5880 Advent CircleTrussville, Alabama 35173WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ten dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James L. Clayton, James E. Roberts and Mark Clayton, (James L. Clayton and Mark Clayton are married men and James E. Roberts is single.)

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

Steve D. Upton(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:See legal description attached as Exhibit A.

The property which is the subject of this conveyance is not and has never been the homestead of the Grantors.

Inst # 1993-16688

06/09/1993-16688
01:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 19.00

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

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 hands(s) and seal(s), this 1st day of May, 1992

(Seal)

(Seal)

(Seal)

James L. Clayton (Seal)
James L. Clayton (Seal)
James E. Roberts (Seal)
Mark Clayton (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. Clayton, James E. Roberts and Mark Clayton whose name is 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 May, A. D., 1992

2/7/96

Rhonda B. Bombardieri
Notary Public.

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EXHIBIT A

20.00 acres, more or less

DESCRIPTION, to wit:

Begin at the southwest corner of the South-East quarter of the North-East quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; thence in an easterly direction along the south boundary of said quarter-quarter section to the southeast corner thereof; thence in an easterly direction along the south boundary of the South-West quarter of the North-West quarter of Section 32, Township 21 South, Range 2 West for 379.68 feet to the centerline of Shelby County Road No. 12; thence turning an angle of 81 Degrees 58 minutes to the left in a northeasterly direction along said centerline 498.47 feet; thence turning an angle of 98 degrees 02 minutes to the left in a westerly direction 1811.96 feet, more or less, to the point of beginning.

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