

10,000.00

Inst # 1993-16689

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

James E. Roberts, Attorney
P.O. Box 370004
Birmingham, Alabama 35237

A. W. Kendrick
5880 Advent Circle
Trussville, Alabama 35173

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOWN 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, Steve D. Upton, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto A. W. Kendrick, a married man (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 Grantor.

The Grantor herein has taken title pursuant to an IRS Section 1031 Exchange and is simultaneously transferring title to the Grantee herein in compliance with the terms of such exchange.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this the 4th day of May, 1992.

_____(Seal) Steve D. Upton (Seal)
Steve D. Upton

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve D. Upton, whose name is signed to the foregoing conveyance, and who is 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 4th day of May 1992.

Rhonda B. Loomb
2/7/96 Notary Public

06/09/1993-16689
01:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCO 19.00

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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002 MCD 19.00