

21540

THIS INSTRUMENT PREPARED BY:  
NAME William H. Halbrooks  
ADDRESS 704 Independence Plaza

Send Tax Notice To:  
W. D. Upton  
2308 Pink Crest Dr.  
B'ham, AL 35216

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA.

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Exchange of Property of Like Value  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we,  
Michael Spanos and wife, Mary Spanos  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
W. D. Upton  
(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.  
Mineral and mining rights excepted.

Grantee herein, for himself, his heirs and assigns, does hereby  
covenant and agree that no residential structure will be built on  
subject property. Barns or outbuildings may, however, be constructed  
and used, but no structure for human habitation shall be built on  
subject property.

Inst # 1994-14691  
05/05/1994-14691  
09:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 33.00

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 27th  
day of April, 1994.

(Seal)  
(Seal)  
(Seal)

(Seal) Michael Spanos  
(Seal)  
(Seal) Mary Spanos

STATE OF ALABAMA }  
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Michael Spanos and wife, Mary Spanos  
whose names 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 27th day of April, A. D., 1994.

Wm. Halbrooks  
Notary Public.

**EXHIBIT "A"**

**Legal Description**

Begin at the NW corner of the NW 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 2 West; thence South 3° 19' 13" West a distance of 473.33 feet; thence South 86° 35' 37" East a distance of 1321.57 feet; thence North 3° 17' 38" East a distance of 473.33 feet to the NE corner of said 1/4-1/4 section, thence North 86° 35' 37" West a distance of 1321.35 feet to the point of beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

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