

This Instrument Prepared By:
James F. Burford, III
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
GRANT STEVEN BAILEY
1517 WEST NAVAJO DR.
ALABAMA AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Eighty-Five Thousand and No/100 Dollars (\$85,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JOSEPH B. UPCHURCH and wife, JUDITH C. UPCHURCH (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GRANT STEVEN BAILEY and JULIE P. BAILEY (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Tract 4, according to the survey of Crossbrook Farms, Third Sector, a Resurvey of Lots 1, 2, 3, 4, 5, 7 and 8, as recorded in Map Book 13, Page 148 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1995 and thereafter; (2) Public easements as shown by recorded plat, including 50 foot plantation pipeline through Southerly portion of lot and irregular on the Northwesterly side of lot; (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 270, Page 717; Map Book 12, Page 94 and Map Book 13, Page 148 in Probate Office; (4) Easement(s) to Plantation Pipeline as shown by instrument recorded in Deed 254, Page 515 in Probate Office; (5) Easement(s) to Colonial Pipeline as shown by instrument recorded in Deed 224, Page 447 and supplemental agreement recorded in Deed 267, Page 205 in Probate Office; (6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 171, Page 847 in Probate Office; (7) Rights of others to use of private access easement set out in Real 270, Page 717 in Probate Office.

\$68,000.00 of the consideration recited herein was derived from a purchase money mortgage delivered to Grantor at the time of delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

Inst # 1994-30257

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09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 28.00

IN WITNESS WHEREOF, the undersigned, have set their hands and seals, this 30 day of September, 1994.

Joseph B. Upchurch
Joseph B. Upchurch

Judith C. Upchurch
Judith C. Upchurch

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County and in said State, hereby certify that JOSEPH B. UPCHURCH and wife, JUDITH C. UPCHURCH, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of said conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30 day of September, 1994.

J. R. M.
Notary Public
My Commission Expires: 3.1.96

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