

This instrument was prepared by

Walter Fletcher
Dominick, Fletcher, Yeilding,
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2121 Highland Avenue
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Steve Worrell
Diane Worrell

1895 Ridgeman Lake Road
Alabaster AL 35007

160000/0

Inst # 1996-30852

**GENERAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration, to the undersigned W.D. Upton, a married man ("Grantor") in hand paid by Steve Worrell and Diane Worrell ("Grantee"), the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, 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 SW 1/4 of the NW 1/4 of Section 34, Township 20 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 34, Township 20 South, Range 2 West; thence S 2deg-56'-28" W a distance of 660.99' to the POINT OF BEGINNING; thence S 53deg-48'-08" E a distance of 26.22' to a point lying on the centerline of a dirt road, said point lying on a curve to the right (concave southwesterly) having a radius of 112.33' and a central angle of 3deg-12'-57"; thence along said centerline and the arc of said curve a distance of 6.30', said arc subtended by a chord which bears S 48deg-53'-02" E a distance of 6.30', to the end of said curve; thence S 47deg-16'-33" E along said centerline a distance of 37.03', to a point on a curve to the left having a radius of 253.26' and a central angle of 8deg-09'-15"; thence along said centerline and the arc of said curve a distance of 36.04', said arc subtended by a chord which bears S 51deg-21'-11" E a distance of 36.01', to the end of said curve; thence S 55deg-25'-49" E a distance of 40.86', to a point on a curve to the right having a radius of 19.99' and a central angle of 91deg-20'-40"; thence along said centerline and the arc of said curve a distance of 31.87', said arc subtended by a chord which bears S 9deg-45'-29" E a distance of 28.60', to the end of said curve; thence S 35deg-54'-51" W along said centerline a distance of 16.57' to a point on a curve to the right having a radius of 501.23' and a central angle of 4deg-53'-49"; thence along said centerline and the arc of said curve a distance of 42.84', said arc subtended by a chord which bears S 38deg-21'-45" W a distance of 42.82', to the end of said curve; thence S 40deg-48'-40" W along said centerline a distance of 58.23' to a point on a curve to the left having a radius of 28.05' and a central angle of 34deg-22'-37"; thence along said centerline and the arc of said curve a distance of 16.83', said arc subtended by a chord which bears S 23deg-37'-21" W a distance of 16.58', to the end of said curve; thence S 6deg-26'-02" W along said centerline a distance of 56.01' to a point on the centerline of a separate dirt road; thence S 79deg-24'-26" W along said centerline a distance of 48.13'; thence N 2deg-56'-28" E a distance of 289.77' to the Point of Beginning. Said parcel contains 0.48 acres, more or less.

Subject to current taxes, covenants, easements and restrictions of record.

The above-described property herein conveyed is not the homestead of Grantor.

TO HAVE AND TO HOLD to the said Grantee 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

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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 do for myself and for my heirs, executors, and administrators covenant with the said Grantee, 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hand and seal this 31st day of August, 1995.

W.D. Upton (Seal)
W.D. Upton

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W.D. Upton, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 1995.

Janice Atchley
Notary Public

c:UPS-DED

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