

This instrument was prepared by

SEND TAX NOTICE TO:

Walter Fletcher  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue South  
Birmingham, Alabama 35205

/Walter H. Till  
3430 North River Rd  
Cham al 35223

GENERAL WARRANTY DEED

750<sup>00</sup>

Inst # 1996-30854

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 Walter H. Till ("Grantee") herein, the receipt whereof is acknowledged, Grantor does grant, bargain, sell and convey unto Grantee 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 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 along said centerline a distance of 36.75'; thence ??? 84deg-14'-11" E and leaving said centerline a distance of 558.42'; thence N 87deg-15'-09" W a distance of 667.87' to the Point of Beginning. Said parcel contains 0.64 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, his heirs and assigns forever.

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

Inst # 1996-30854

09/18/1996-30854  
01:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this \_\_\_\_ day of August, 1995.

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

STATE OF ALABAMA )  
JEFFERSON COUNTY )

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 20 day of June, 1996.  
~~August, 1995.~~

Nadine S. Kohler  
Notary Public

c:UP1-DED

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