

This instrument was prepared by
Walter Fletcher
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

W.D. Upton

2308 PINE CREST DR

Bhm AL 35216

800⁰⁰

GENERAL WARRANTY DEED

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 Walter H. Till, a married man ("Grantor") in hand paid by W.D. Upton ("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 NE Corner of the SW 1/4 of the NW 1/4 of Section 34, Township 20 South, Range 2 West; thence S 3deg-43'-30" W a distance of 568.73' to the POINT OF BEGINNING; thence continue along the last described course a distance of 100.00'; thence N 87deg-15'-09" W a distance of 666.40'; thence N 84deg-14'-11" E a distance of 675.55' to the Point of Beginning. Said parcel contains 0.77 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15 day of

~~August, 1995.~~

WHT
April 1996

Walter H. Till (Seal)
Walter H. Till

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter H. Till, 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 15 day of ~~August, 1995~~ April 1996 WHT

Koranne R. Mason
Notary Public My Commission
Expires 7-15-98

c:UP2-DED

09/18/1996-30855
01:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

Inst # 1996-30855