

This instrument was prepared by

Walter Fletcher
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2121 Highland Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

W.D. Upton
2308 Pine Crest Dr
Adm AL 35214

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 William Pratt and wife Bettye C. Pratt ("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:

6 A parcel of land situated in the E 1/2 of the E 1/2 of Section 33, Township 20 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the NE Corner of the SE 1/4 of the NE 1/4 of Section 33, Township 20 South, Range 2 West; thence S 2deg-56'28" W a distance of 1012.53' to the POINT OF BEGINNING; thence continue along the last described course a distance of 326.31' to a point on the centerline of a dirt road, said point lying on a curve to the left (concave southwesterly) having a radius of 322.22' and a central angle of 0deg-09'-36"; thence along said centerline and the arc of said curve a distance of 0.90', said arc subtended by a chord which bears N 79deg-39'-57" W a distance of 0.90', to the end of said curve; thence N 79deg-44'-45" W along said centerline a distance of 110.24' to a point on a curve to the right having a radius of 123.23' and a central angle of 18deg-17'-26"; thence along said centerline and the arc of said curve a distance of 39.34', said arc subtended by a chord which bears N 70deg-36'-02" W a distance of 39.17', to the end of said curve; thence N 61deg-27'-19" W along said centerline a distance of 32.78' to a point on a curve to the right having a radius of 33.65' and a central angle of 31deg-34'-36"; thence along said centerline and the arc of said curve a distance of 18.55', said arc subtended by a chord which bears N 45deg-40'-01" W a distance of 18.31', to a point on a compound curve to the right having a radius of 153.79' and a central angle of 27deg-26'-17"; thence along said centerline and the arc of said curve a distance of 73.65', said arc subtended by a chord which bears N 16deg-09'-35" W a distance of 72.95', to the end of said curve; thence N 2deg-26'-26" W along said centerline a distance of 140.02' to a point on the centerline of a separate dirt road; thence N 80deg-39'-46" E along said centerline a distance of 65.52' to a point on the centerline of a separate dirt road; thence N 49deg-32'-54" E along said centerline a distance of 34.41'; thence N 81deg-12'-23" E and leaving said centerline a distance of 142.04' to the Point of Beginning. Said parcel contains 1.38 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 or Grantor's spouse.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his 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

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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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 15th day of August, 1995.

William Pratt (Seal)
William Pratt

Betty C. Pratt (Seal)
Betty C. Pratt

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Pratt and wife Betty C. Pratt, 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 15 day of August, 1995.

Sandra C. Dawson
Notary Public

c:UP4-DED

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