

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

William Pratt
Bettye C. Pratt

12.00

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

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

1,000.00

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 William Pratt and Bettye C. Pratt ("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:

- 7 A parcel of land situated in the NW 1/4 of the SW 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 SW Corner of the NW 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 2 West; thence N 2deg-56'-28" E a distance of 809.84' to the POINT OF BEGINNING; thence continue along the last described course a distance of 495.28' 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 322.22' and a central angle of 37deg-45'-52"; thence along said centerline and the arc of said curve a distance of 212.38, said arc subtended by a chord which bears S 60deg-42'-13" E a distance of 208.56', to the end of said curve; thence S 41deg-49'-17" E along said centerline a distance of 36.09' to a point on a course lying 10' to the left of and parallel to the left edge of a separate dirt road; thence S 29deg-30'-46" E and leaving said centerline and along said course a distance of 109.51'; thence S 3deg-07'-57" E along said course a distance of 109.51'; thence S 3deg-07'-57" E along said course a distance of 46.33; thence S 13deg-05'-29" W along said course a distance of 35.36'; thence S 31deg-58'-50" W along said course a distance of 42.18'; thence S 48deg-54'-52" W a distance of 36.93'; thence S 62deg-28'-12" W along said course a distance of 73.15'; thence S 44deg-19'-07" W a distance of 121.95'; thence S 57deg-52'-30" W along said course a distance of 24.44'; thence S 89deg-30'-12" W along said course a distance of 30.33'; thence N 80deg-41'-43" W along said course a distance of 28.95' to the Point of Beginning. Said parcel contains 2.19 acres, more or less.

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09/20/1996-31119

09:15 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MD 12.00

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 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

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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.

Shirley Steath
Notary Public

c:UP3-DED

Inst # 1996-31119

09/20/1996-31119
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 12.00