

This instrument prepared by:  
Steve D. Upton  
P.O. Box 10144  
Birmingham, AL 35202-0144

Send Tax Notice To:  
Steve D. Upton  
P.O. Box 10144  
Birmingham, AL 35202-0144

**WARRANTY DEED**

# 46,000

Inst # 1996-37596

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

W. D. Upton, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Steve D. Upton, David Y. Upton, Kent A. Upton, and Jan U. Morson as tenants in common

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto my hand (s) and seal (s), this 12

day of Nov, 1996.

\_\_\_\_\_(Seal)

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

STATE OF ALABAMA )  
SHELBY COUNTY )

**General Acknowledgment**

I, Sandra Stockton, a Notary Public in and for said County, in said State, hereby certify that W. D. Upton 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 same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of November A. D. 1996.

Sandra Stockton

My commission expires: 7-12-97

Notary Public

11/13/1996-37596  
11:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 57.00

**"EXHIBIT A"**

Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 33, Township 20 South, Range 2 West; thence run South 00 degrees 43 minutes, 15 seconds West 266.67 feet to the point of beginning, said point also being the centerline of a dirt road; thence run North 85 degrees 45 minutes 50 seconds East 345.93 feet, along said road; thence run North 78 degrees 33 minutes 50 seconds East 756.79 feet; thence run South 86 degrees 10 minutes 10 seconds East 109.79 feet; thence run South 05 degrees 14 minutes 50 seconds West 327.11 feet; thence run South 59 degrees 31 minutes 50 seconds West 267.33 feet; thence run South 57 degrees 15 minutes 50 seconds West 199.04 feet; thence run South 72 degrees 18 minutes 50 seconds West 151.14 feet; thence run South 58 degrees 55 minutes 50 seconds West 231.83 feet; thence run South 39 degrees 33 minutes 50 seconds West 99.96 feet; thence run South 71 degrees 04 minutes 50 seconds West 114.32 feet; thence run South 53 degrees 31 minutes 50 seconds West 432.17 feet; thence run South 19 degrees 38 minutes 10 seconds East 62.68 feet; thence run South 16 degrees 08 minutes 50 seconds West 255.66 feet; thence run South 24 degrees 34 minutes 10 seconds East 123.92 feet; thence run South 09 degrees 23 minutes 10 seconds East 205.91 feet; thence run South 51 degrees 50 minutes West 150.03 feet; thence run South 41 degrees 38 minutes West 100.62 feet; thence run North 20 degrees 05 minutes 01 second West 1267.66 feet; thence run North 39 degrees 17 minutes 39 seconds East 239.83 feet; thence run North 50 degrees 49 minutes 50 seconds East 411.07 feet; thence run North 69 degrees 27 minutes 50 seconds East 123.65 feet; thence run North 85 degrees 45 minutes 50 seconds East 117.32 feet to the point of beginning.

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