

Tax 50.00
Fees 11.00
\$ 61.00

STATE OF ALABAMA)
:
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **JAMES H. UPCHURCH** and wife, **HAZEL B. UPCHURCH** (hereinafter referred to as the "Grantors"), in hand paid by **JAMES H. UPCHURCH** and **HAZEL B. UPCHURCH** their successors in trust under the Upchurch Living Trust dated June 16, 1997 and any amendments thereto, (hereinafter collectively referred to as the "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantees all of its right, title, and interest in and to that certain real estate situated in Shelby County, Alabama, (the "Property"):

Shelby County, Alabama, to wit:

Lot 10, according to the survey of Meadow Brook, Fifth Sector, Third Phase, as recorded in Map Book 10, Pages 27 A and B in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

TO HAVE AND TO HOLD unto the said GRANTEES, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the successors of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantees and the heirs and assignees of the Grantees forever against the lawful claims of all persons.

Inst # 1997-18964

06/17/1997-18964
12:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 61.00

Inst # 1997-18964

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on this
the 16 day of June, 1997.

James H. Upchurch
James H. Upchurch

Hazel B. Upchurch
Hazel B. Upchurch

Inst # 1997-18964

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that James H. Upchurch and wife Hazel B. Upchurch, whose names are signed to the
foregoing instrument and who are known to me, acknowledged before me on this day that, being
informed of the contents of said instrument, they, as such officer and with full authority, executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 16th day of June, 1997.

Melissa Lee Banks
NOTARY PUBLIC

My commission expires July 22, 2000.

My Commission Expires: _____

This Instrument Prepared By:

R.F. (Ben) Stewart III
100 RiverPoint Corporate Center
Suite 205
Birmingham, Alabama 35243

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Return Recorded Deed To:

James H. Upchurch and Hazel B. Upchurch
3727 Keswick Circle
Birmingham, AL 35243

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