

This instrument was prepared by:
(Name) Frank C. Ellis
(Address) Main Street
Columbiana, AL 35051

Send Tax Notice to:
(Name) Kent A. Upton
(Address) 1720 Bellmont Drive
Birmingham Al. 35226

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of Two hundred fourteen thousand, four hundred ten dollars.
(\$214,410.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
W. Paul and Clara Y. Yeager
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Kent A. Upton

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

Exhibit "A" attached and made a part of this conveyance.

Both parties agree that the existing dam on Peavine Creek shall not be removed except by mutual consent of both parties, their heirs or assigns.

Inst # 1998-22981

06/22/1998-22981
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th
day of June, 19 98

W. Paul Yeager (Seal) _____ (Seal)
Clara Y. Yeager (Seal) _____ (Seal)
_____ (Seal) _____ (Seal)

STATE OF ALABAMA
SHELBY County } General Acknowledgment

I, Dinah Scott a Notary Public in and for said County,
in said State, hereby certify that W. Paul Yeager and Clara Y. Yeager

whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of June, 19 98
August 22, 2001
My Commission Expires: _____
Dinah S. Scott
Notary Public

Alabama Title

Exhibit "A"

A PART OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, more particularly described as:

Commence at the northwest corner of Section 21, Township 20 south, Range 2 west, Shelby County, Alabama and run thence easterly along the north line of said Section 21 a distance of 544.34' to a steel rebar corner on the easterly right of way line of the CSX Railroad and the point of beginning of the property being described; Thence continue along last described course 1,575.11' to a point in the centerline of Peavine Creek; Thence turn 139 degrees 39 minutes 46 seconds right and run along centerline of said creek 37.52' to a point; Thence 34 degrees 02 minutes 14 seconds left run along centerline of said creek 80.22' to a point; Thence turn 29 degrees 04 minutes 14 seconds left and run along centerline of said creek 51.85' to a point; Thence turn 57 degrees 13 minutes 24 seconds left and run along centerline of said creek 55.78' to a point; Thence turn 13 degrees 48 minutes 04 seconds right and run along centerline of said creek 103.28' to a point; Thence turn 10 degrees 57 minutes 20 seconds left and run along centerline of said creek 56.99' to a point; Thence turn 80 degrees 43 minutes 05 seconds right and run along centerline of said creek 131.51' to a point; Thence turn 44 degrees 15 minutes 59 seconds right and run along centerline of said creek 66.52' to a point; Thence turn 03 degrees 50 minutes 38 seconds right and run along centerline of said creek 68.09' to a point; Thence turn 17 degrees 39 minutes 19 seconds right and run along centerline of said creek 90.79' to a point; Thence turn 15 degrees 35 minutes 12 seconds right and run along centerline of said creek 96.52' to a point; Thence turn 43 degrees 49 minutes 30 seconds left and run along centerline of said creek 80.04' to a point; Thence turn 31 degrees 53 minutes 30 seconds left and run along centerline of said creek 94.27' to a point; Thence turn 109 degrees 16 minutes 59 seconds left and run along centerline of said creek 167.05' to a point; Thence turn 90 degrees 00 minutes 00 seconds right and run along centerline of said creek 50.0' to a point; Thence turn 63 degrees 32 minutes 56 seconds right and run along centerline of said creek 154.24' to a point; Thence turn 75 degrees 06 minutes 55 seconds left and run along centerline of said creek 78.29' to a point; Thence turn 78 degrees 16 minutes 25 seconds right and run along centerline of said creek 234.97' to a point; Thence turn 33 degrees 03 minutes 06 seconds left and run along centerline of said creek 259.69' to a point; Thence turn 31 degrees 24 minutes 26 seconds right and run along centerline of said creek 175.05' to a point; Thence turn 09 degrees 25 minutes 11 seconds left and run across a swamp section of land with standing water thereon a distance of 844.03' to a point in the spillway of an earthen dam; Thence turn 28 degrees 00 minutes 52 seconds left and run along the centerline of same said creek 142.91' to a point; Thence turn 03 degrees 12 minutes 07 seconds left and run along centerline of said creek 110.12' to a point; Thence turn 83 degrees 15 minutes 50 seconds right and leaving creek run 58.11' to a rebar corner; Thence turn 52 degrees 27 minutes 11 seconds left and run 96.79' to a rebar corner; Thence turn 38 degrees 48 minutes 48 seconds right and run westerly 147.82' to a rebar corner; Thence turn 87 degrees 26 minutes 39 seconds right and run northerly 718.97' to a rebar corner; Thence turn 73 degrees 26 minutes 04 seconds left and run 433.36' to a rebar corner; Thence turn 13 degrees 52 minutes 50 seconds right and run 89.97' to a rebar corner; Thence turn 88 degrees 30 minutes 25 seconds left and run 86.05' to a rebar corner; Thence turn 45 degrees 33 minutes 07 seconds right and run west-southwesterly 343.08' to a rebar corner on the southeasterly right of way line of the CSX Railroad; Thence turn 145 degrees 01 minutes 23 seconds right and run northeasterly along said railroad right of way line 1,611.50' to the point of beginning, containing 61.26 acres. Property is subject to any and all agreements, easements, restrictions and/ or limitations of probated record and/ or applicable law.

Caroline Little

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