

SEND TAX NOTICE TO:

(Name) Nellie Ruth Brasher
102 Meadowgreen Drive
 (Address) Montevallo, Al. 35115

This instrument was prepared by

(Name) Patricia K. Martin, PC
3021 Lorna Rd.
 (Address) Birmingham, Al. 35216

Form 1-1-8 Rev. 3/88
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC. BIRMINGHAM, ALABAMA

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

That in consideration of Eighty-three thousand and no/100 (\$83,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W.D. Upton and his wife Annie Lou Upton

herein referred to as grantors do grant, bargain, sell and convey unto
Nellie Ruth Brasher and Sharon Billingsley

herein referred to as GRANTEES as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to wit:

Lot 19, in Block 2, according to the Survey of Meadow Green, as recorded in Map Book 6, Page 59, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$82,720.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

W.D.Upton and William David Upton is one and the same person.

Inst # 1999-26644

06/25/1999-26644
 11:06 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DCE HES 11.50

TO HAVE AND TO HOLD Unto the said GRANTEES 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 (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, we have hereunto set OUR hand(s) and seal(s), this

day of June, 1999

WITNESS.

 (Seal)

 (Seal)

 (Seal)

William David Upton by Roxanne Nix
as his Attorney in Fact (Seal)
WILLIAM DAVID UPTON BY ROXANNE NIX as
his Attorney in Fact (Seal)
Annie Lou Upton by Roxanne Nix
as his Attorney in Fact (Seal)
ANNIE LOU UPTON by Roxanne Nix as her
Attorney in Fact

STATE OF ALABAMA }
 _____ COUNTY }

I, _____, a Notary Public in and for said County, in said State
 hereby certify that _____
 whose name _____ signed to the foregoing conveyance, and who _____ 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 _____ day of _____

J. D. 19

 Notary Public

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Roxanne Nix whose name as Attorney in Fact under Specific Durable Power of Attorney for William David Upton and his wife Annie Lou Upton 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, she in her capacity as such Attorney in Fact under Power of Attorney for William David Upton and Annie Lou Upton executed the same voluntarily on the day the same bears date.

Given under my hand this the 5 day of June, 1999

Roxanne K. Nix
NOTARY PUBLIC

My commission expires: 6/28/2000

INST # 1999-26644

06/25/1999-26644

11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 11.50