

\$ 450,000.00

Inst # 2000-016

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Sent Tax Notice to:
Peltown Realty
c/o Vulcan Threaded
10 Cross Creek Trail
Pelham, Alabama 35124

WARRANTY DEED

THIS DEED is made and entered into on this the 10 day of January, 2000, by and between W. David Upton, a married man, as Grantor and Peltown Realty Company, an Alabama general partnership, as grantee.

WITNESSETH:

FOR AND IN CONSIDERATION of the conveyance to the Grantor of a parcel of real estate located in Madison County, Alabama, the receipt and sufficiency of which is hereby expressly acknowledged by the Grantor, the Grantor has this day given, granted, bargained, sold, conveyed, and confirmed, and does, by these presents, give, grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns, the following-described parcels of real property situated and lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel 1

From the SE corner of the NE ¼ of the NW ¼ of Section 12, Township 20 South, Range 3 West, run northerly along the East boundary line of said ¼-¼ Section for 470.0 feet to the point of beginning of the land herein described; thence turn an angle of 88 deg. 30 ½ min. to the left and run westerly parallel to the South boundary line of the NE ¼ of the NW ¼ of Section 12, Township 20 South, Range 3 West for 390.0 feet, more or less, to the center of Cahaba Valley Creek; thence run Northeasterly up and along the center of said creek with the meanderings thereof for 715 feet, more or less, to the point of intersection of the centerline of said creek and the East boundary line of the NE ¼ of the NW ¼ of Section 12, Township 20 South, Range 3 West; thence run southerly along the East boundary line of said ¼ - ¼ Section for 580 feet, more or less, to the point of beginning. This land lying and being a part of the NE ¼ of the NW ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama.

Parcel 2

Begin at the SE corner of the NE ¼ of the NW ¼ of Section 12, Township 20 South, Range 3 West; thence run southerly along the East boundary line of the SE ¼ of the NW ¼ of Section 12, Township 20 South, Range 3 West for 230.0 feet; thence run an angle of 121 deg. 17 ½ min. to the right and run northwesterly 640 feet, more or less, to the center of Cahaba Valley Creek; thence run northeasterly up and along the center of said creek

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with the meanderings thereof for 412 feet, more or less, to a point that is 470.0 feet perpendicular from the South boundary line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 12, Township 20 South, Range 3 West; thence run easterly, parallel to the South boundary line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West for 390.0 feet, more or less, to a point on the East boundary line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West; thence run southerly along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 470 feet to the point of the beginning. Being a part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama. Excepted from the above described land, the South 30 feet, which is a dedicated roadway.

SUBJECT to easements and restriction of record.

No part of the said property constitutes the homestead of the Grantor.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, the above-described parcels of real property together with any and all, singularly and severally, the rights, privileges, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in any wise appertaining, in fee simple forever, subject, however, to existing restrictions, easements of record applicable zoning ordinances, and ad valorem taxes for the ad valorem tax year 2000 and for subsequent ad valorem tax years.

The Grantor, for himself and his successors and assigns, for and in consideration of the premises, covenants and warrants as follows: (1) that he is seized of the above-described parcels of real property in fee simple and has good and lawful right to sell and convey the same; (2) that the Grantee shall quietly enjoy the above-described parcels of real property; (3) that the above-described parcels of real property are free from all liens and encumbrances; and (4) that he will forever warrant and defend title to the above-described parcels of real property from and against the lawful claims, title or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the date first above written.

W. David Upton
W. David Upton

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said County in said State, hereby certify that W. David Upton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of January, 2000.

Thomas A. Ritchie

NOTARY PUBLIC

My Commission Expires: 1-10-2004

This conveyance was prepared by: Thomas A. Ritchie, Ritchie & Rediker, L.L.C., 312 North 23rd Street, Birmingham, Alabama 35203.

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