

Send Tax Notice To:
Mr. Stephen D. Upton
Craneworks, Inc.
2828 4th Avenue South
Birmingham, Alabama 35233

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 6th day of March, 2000, by **WALTER H. TILL**, also known as **WALTER H. TILL, JR.**, an unmarried man (hereinafter referred to as the "Grantor"), to **STEPHEN D. UPTON**, a married man, **KENT A. UPTON**, a married man, and **DAVID Y. UPTON**, a married man, (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Fifty-Five Thousand and No/100 Dollars (\$55,000.00) in hand paid by Grantees to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantees, the real estate situated in the Shelby County, Alabama, which is more particularly described on the attached **Exhibit A** (the "Property"), which property is to be held by the Grantees as equal tenants-in-common:

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to ad valorem taxes for the tax year 2000; reservations and conditions as set out in Deed Book 319, Page 200 in the Shelby County Probate Office and perpetual easement and right-of-way as recorded in Book 204, Page 167, in said Probate Office.

TO HAVE AND TO HOLD, to the said Grantees, their heirs, executors, administrators and assigns forever.


And said Grantor does for himself, his heirs, executors, administrators and assigns, covenants with said Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized of an interest in said real estate to the extent shown above; that said real estate is free from all encumbrances, except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he and his heirs, executors, administrators and assigns will warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

The above-described real estate is not, nor has it ever constituted, the homestead of the Grantor.

03/06/2000-07149
03:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CJ1 71.00

Inst # 2000-07149

IN WITNESS WHEREOF, the Grantor have executed this Warranty Deed on this 6th day of March, 2000.



WALTER H. TILL, JR.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter H. Till, Jr., whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of March, 2000.


Notary Public
My Commission Expires: 2/9/2002

THIS INSTRUMENT PREPARED BY:

Adam J. Sigman
Berkowitz, Lefkovits, Isom & Kushner
1600 SouthTrust Tower
420 North 20th Street
Birmingham, Alabama 35203

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL 1

A parcel of land situated in the Southwest quarter of the Northwest quarter of Section 34, Township 20 south, Range 2 West in Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Southwest quarter of the Northwest quarter of Section 34, Township 20 South, Range 2 West; thence South $2^{\circ} 56' 28''$ West a distance of 660.99 feet to the POINT OF BEGINNING; thence South $53^{\circ} 48' 08''$ East a distance of 26.22 feet to a point on the centerline of a dirt road, said point lying on a curve to the right (concave Southwesterly) having a radius of 112.33 feet and a central angle of $3^{\circ} 12' 57''$; thence along said centerline and the arc of said curve a distance of 6.30 feet, said arc subtended by a chord which bears South $48^{\circ} 53' 02''$ East a distance of 6.20 feet, to the end of said curve; thence South $47^{\circ} 16' 33''$ East along said centerline a distance of 37.03 feet, to a point on a curve to the left having a radius of 253.26 feet and a central angle of $8^{\circ} 09' 15''$; thence along said centerline and the arc of said curve a distance of 36.04 feet, said arc subtended by a chord which bears South $51^{\circ} 21' 11''$ East a distance of 36.01 feet, to the end of said curve; thence South $55^{\circ} 25' 49''$ East along said centerline a distance of 36.75 feet; thence $84^{\circ} 14' 11''$ East and leaving said centerline a distance of 558.42 feet; thence North $87^{\circ} 15' 09''$ West a distance of 667.87 feet to the Point of Beginning..

AND ALSO:

PARCEL 2

A parcel of land situated in the North half of the Southwest quarter of the Northwest quarter of Section 34, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said quarter-quarter section; thence run West along the North line of said quarter-quarter section for 1334.44 feet to the Northwest corner of said quarter-quarter section; thence $89^{\circ} 25' 38''$ left and run South along the West line of said quarter-quarter section for 661.02 feet; thence $90^{\circ} 22' 32''$ left and run East for 1335.64 feet; thence $88^{\circ} 57' 23''$ left and run North along the East line of said quarter-quarter section for 665.74 feet to the point of beginning.

LESS AND EXCEPT:

A parcel of land situated in the Southwest quarter of the Northwest quarter of Section 34, Township 20 south, Range 2 West in Shelby county, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Southwest quarter of the Northwest quarter of Section 34, Township 20 south, Range 2 West; thence South $3^{\circ} 43' 30''$ West a distance of 568.73 feet to the

POINT OF BEGINNING; thence continue along the last described course a distance of 100.00 feet; thence North 87° 15' 09" West a distance of 666.40 feet; thence North 84° 14' 11" East a distance of 675.55 feet to the Point of Beginning.

Less & except any part of the above property lying within dirt road.

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