

STATE OF ALABAMA)
SHELBY COUNTY)

day 4-20
filing 11/100

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, **HAZEL B. UPCHURCH**, successor trustee, under the Upchurch Living Trust dated June 16, 1997 and any amendments thereto, (hereinafter referred to as the "Grantors"), in hand paid by **HAZEL B. UPCHURCH**, trustee, under the **JAMES H. UPCHURCH FAMILY TRUST** dated June 16, 1997, (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 undivided 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.

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10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 61.00

the 9th day of May, 1999. IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on this

Hazel B. Upchurch
Hazel B. Upchurch, Successor Trustee

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hazel B. Upchurch, 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, she, 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 9th day of May, 1999.

Robert J. Stewart
NOTARY PUBLIC

My Commission Expires: _____

This Instrument Prepared By:

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

Return Recorded Deed To:

Hazel B. Upchurch
3727 Keswick Circle
Birmingham, AL 35243

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