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This instrument was prepared by:  
(Name) W. Paul Yeager  
(Address) P.O. Box 67  
Fulham, AL 35124

Send Tax Notice to:  
(Name) Kent Upton  
(Address) 1638 Panama Lane  
Abbeville, AL 36216

**WARRANTY DEED**

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

That in consideration of One Hundred Forty Thousand and One Hundred and no/1.00 (140,100.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, W. Paul Yeager and wife Clara Y. Yeager

herein referred to as grantor, whether one or more, do grant, bargain, sell and convey unto Kent Upton, a married man

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

STATE OF ALABAMA  
SHELBY COUNTY

MAY 3, 2008

I, ROBERT C. FARMER, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALABAMA DO HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT MAP OR PLAT OF A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 21 TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF THE NE 1/4-NE 1/4 OF SAID SECTION 21, THENCE S 30 DEG-55'-25" W, ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1547.45'; THENCE N 86 DEG-26'-35" W, ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1293.02'; THENCE S 50 DEG-41'-12" W, ALONG THE EAST LINE OF THE SW 1/4-NE 1/4 OF SAID SECTION 21 A DISTANCE OF 1285.58'; THENCE N 81 DEG-51'-04" W, ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1284.38'; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 150.00', THENCE N 33 DEG-40'-03" E A DISTANCE OF 1282.98'; THENCE N 52 DEG-53'-54" E A DISTANCE OF 108.55', THENCE N 43 DEG-24'-47" E A DISTANCE OF 145.02'; THENCE N 59 DEG-15'-48" E A DISTANCE OF 100.50'; THENCE N 24 DEG-20'-03" E A DISTANCE OF 192.10'; THENCE N 43 DEG-28'-37" E A DISTANCE OF 152.13'; THENCE N 00 DEG-44'-57" W A DISTANCE OF 85.02'; THENCE N 47 DEG-34'-45" E A DISTANCE OF 150.83'; THENCE N 44 DEG-46'-45" E A DISTANCE OF 206.90'; THENCE S 85 DEG-20'-57" E A DISTANCE OF 187.01'; THENCE S 85 DEG-44'-50" E A DISTANCE OF 648.12'; THENCE N 41 DEG-31'-18" E A DISTANCE OF 1018.82' TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 70.05 ACRES, MORE OR LESS.

**EASEMENT:**

A 15' NON-EXCLUSIVE INGRESS/EGRESS, DRAINAGE & UTILITIES EASEMENT LYING 7.5' EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTER-LINE:  
COMMENCE AT THE SW CORNER OF THE SW 1/4-NE 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 2 WEST, THENCE N 81 DEG-51'-04" W A DISTANCE OF 150.00', THENCE N 33 DEG-40'-03" E A DISTANCE OF 88.73' TO THE POINT OF BEGINNING, THENCE N 70 DEG-55'-37" W A DISTANCE OF 53.07' ALONG SAID CENTERLINE TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00' A CENTRAL ANGLE OF 49 DEG-07'-17" AND SUBTENDED BY A CHORD WHICH BEARS N 46 DEG-22'-59" W A CHORD DISTANCE OF 228.61'; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE A DISTANCE OF 235.77' TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 750.00' A CENTRAL ANGLE OF 39 DEG-07'-57" AND SUBTENDED BY A CHORD WHICH BEARS N 41 DEG-23'-19" W A CHORD DISTANCE OF 502.34'; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE A DISTANCE OF 512.24', THENCE N 60 DEG-57'-18" W A DISTANCE OF 62.29' MORE OR LESS TO ITS INTERSECTION WITH THE CENTERLINE OF A 15' EASEMENT AS RECORDED IN INSTRUMENT #1998-06768 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

Subject to easement of Colonial Pipeline.

**ON FILE**  
**12:00 PM CERTIFIED**  
**SELLING UNIT**

**TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 3rd day of May, 2008.  
\_\_\_\_\_  
(Seal) W. Paul Yeager (Seal)  
\_\_\_\_\_  
(Seal) Clara Y. Yeager (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
Shelby County } **General Acknowledgment**

I, Suzanne Smith, a Notary Public in and for said County, in said State, hereby certify that W. Paul Yeager and wife 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of May, 2008.  
Suzanne Smith  
Notary Public  
MY COMMISSION EXPIRES 11/15/10  
My Commission Expires:

Instr # 2000-16595