

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Gary W. Upton and Mary Christine Upton
5292 Highway 11
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred forty five thousand and no/100 (\$145,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Danny T. Holcomb and Deborah K. Holcomb, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Gary W. Upton and Mary Christine Upton** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Danny T. Holcomb and Danny Holcomb are one and the same person.

Deborah K. Holcomb and Deborah Holcomb and Deborah Kay Holcomb are one and the same person.

Mineral and mining rights excepted.

\$140,650.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs 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 28th day of March, 2002.

Witness

Witness



Danny T. Holcomb (Seal)



Deborah K. Holcomb (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Danny T. Holcomb and Deborah K. Holcomb, husband and wife**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, 2002.

Notary Public
My Commission Expires: 02-25-05

04/11/2002-16919
10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 18.50

Inst # 2002-16919

EXHIBIT "A"

Beginning at the northeast corner of the northeast quarter of the southwest quarter of Section 16, Township 20 south, Range 2 west, Shelby County, Alabama and run thence South 02 degrees 47 minutes 07 seconds East along the east line of said quarter-quarter a distance of 383.92 feet to a found rebar corner on the south line of an Alabama Power Company Transmission Line Easement or Right of way; Thence run North 78 degrees 21 minutes 36 seconds West along said right of way or easement line a distance of 782.65 feet to a found rebar corner on the southeasterly margin of Shelby County Highway No. 11; Thence run North 58 degrees 11 minutes 10 seconds East along said margin of said Highway a distance of 394.28 feet to a found rebar corner; Thence continue along said margin of said Highway North 57 degrees 59 minutes 35 seconds East a distance of 472.05 feet to a found rebar corner on the east line of the southeast quarter of Northwest 1/4 of same said Section 16; Thence South 03 degrees 05 minutes 29 seconds East along said east line of said quarter-quarter section a distance of 232.83 feet to the point of beginning, more or less.

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18.50