

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, III
2009 Second Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Steve Upton
P.O. Box 336
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 (\$10.00 DOLLARS) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, or we,

DAY, LLC, an Alabama Limited Liability Company

(herein referred to as grantor) does hereby grant, bargain, sell and convey unto

Steve D. Upton

(herein referred to as grantee, whether one or more), all of their undivided interest in the following described real estate situated in Shelby County, Alabama to-wit:

See attached legal description marked Exhibit "A"

- SUBJECT TO: 1. 2012 taxes
2. Easements and restrictions of record
3. DAY, LLC retains a first right of refusal/option to repurchase the property should the Grantee decide to sell this property.

TO HAVE AND TO HOLD Unto the said grantee, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said grantee, the 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 noted 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I or we have hereunto set my or our hand(s) and seal(s), this 13th day of September, 2012.

20120913000348130 1/3 \$637.00
Shelby Cnty Judge of Probate, AL
09/13/2012 01:21:47 PM FILED/CERT

Shelby County, AL 09/13/2012
State of Alabama
Deed Tax: \$619.00

DAY, LLC

By: David Y. Upton, Member

By: Steve D. Upton, Member

By: Kent A. Upton, Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, Linda A Cochran, a Notary Public in and for said County in said State, hereby certify that David Y. Upton, Steve D. Upton and Kent A. Upton, whose names as all the members of Day, LLC, an Alabama Limited Liability Company are signed to the foregoing conveyance, are who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they as such members and with full authority, executed the same voluntarily for and as the act of said limited liability company, in their capacity as said members.

Given under my hand this the 13th day of September, 2012.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 1, 2015

EXHIBIT "A"

DESCRIPTION EXHIBIT A (located at 846 Upton Lake Road)
COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 34,
TWP 20 SOUTH, RANGE 2 WEST; THENCE RUN N 86-37'15" W, ALONG THE NORTH
LINE OF SAID 1/4-1/4 FOR 650.00'; THENCE RUN S 03-33'03" W FOR 540.80' TO THE
POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DECRPTION FOR 360.00'
THENCE RUN N 86-35'37" W FOR 360.00'; THENCE RUN N 03-33'03" E FOR 360.00';
THENCE RUN S 86-35'37" E FOR 360.00' TO THE POINT OF BEGINNING, CONTAINING
2.98 ACRES.

DESCRIPTION EXHIBIT B (located at 374 Upton Lake Cove)
COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 34,
TWP 20 SOUTH, RANGE 2 WEST; THENCE RUN S 86-37'15" E, ALONG THE SOUTH
LINE OF SAID 1/4-1/4 FOR 530.38' TO THE POINT OF BEGINNING; THENCE RUN
N 03-33'-03" E FOR 293.44'; THENCE RUN S 86-35'37" E FOR 360.00'; THENCE RUN
S 03-33'03" W FOR 360.00'; THENCE RUN N 86-35'37" W FOR 360.00'; THENCE RUN
N 03-33'03" E FOR 66.57' TO THE POINT OF BEGINNING, CONTAINING
2.98 ACRES.

DESCRIPTION EXHIBIT C (located at 48 Upton Lake Cove)
COMMENCE AT THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34
TWP 20 SOUTH, RANGE 2 WEST; THENCE RUN N 86-55'18" W ALONG THE SOUTH
LINE OF SAID 1/4-1/4 FOR 466.87' TO THE POINT OF BEGINNING; THENCE RUN
S 03-33'03" W FOR 210.41'; THENCE RUN N 86-35'37" W FOR 360.00'; THENCE RUN
N 03-33'03" E FOR 360.00'; THENCE RUN S 86-35'37" E FOR 360.00'; THENCE RUN
S 03-33'03" W FOR 149.59' TO THE POINT OF BEGINNING, CONTAINING 2.98 ACRES.

DESCRIPTION EXHIBIT D (located at 508 Upton Lake Road)
COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 34,
TWP 20 SOUTH, RANGE 2 WEST; THENCE RUN N 03-43'30" E, ALONG THE WEST
LINE OF SAID 1/4-1/4 FOR 368.48' TO THE POINT OF BEGINNING; THENCE
CONTINUE ON THE LAST DESCRIBED COURSE FOR 360.01'; THENCE RUN S 86-35'37" E
FOR 358.91'; THENCE RUN S 03-33'03" W FOR 360.00'; THENCE RUN N 86-35'37" W FOR
360.00' TO THE POINT OF BEGINNING, CONTAINING 2.98 ACRES.



20120913000348130 2/3 \$637.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name DAY, LLC
Mailing Address P.O. Box 336
BHM, AL 35201-0336

Grantee's Name STEVE D UPTON
Mailing address P.O. Box 336
BHM AL 35201-0336

Property Address 374 UPTON LAKE COVE
48 UPTON LAKE COVE
846 UPTON LAKE ROAD
508 UPTON LAKE ROAD

Date of Sale 9.13.12
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 618,700

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9.13.12

Print STEVE UPTON

☐ Unattested

Sign Steve Upton

Verified by

(Grantor/Grantee/Owner/Agent) circle one

