

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

SEND TAX NOTICE TO:
David Y. 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,

Steve D. Upton, a married man

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

David Y. Upton, an unmarried man

(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:

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.

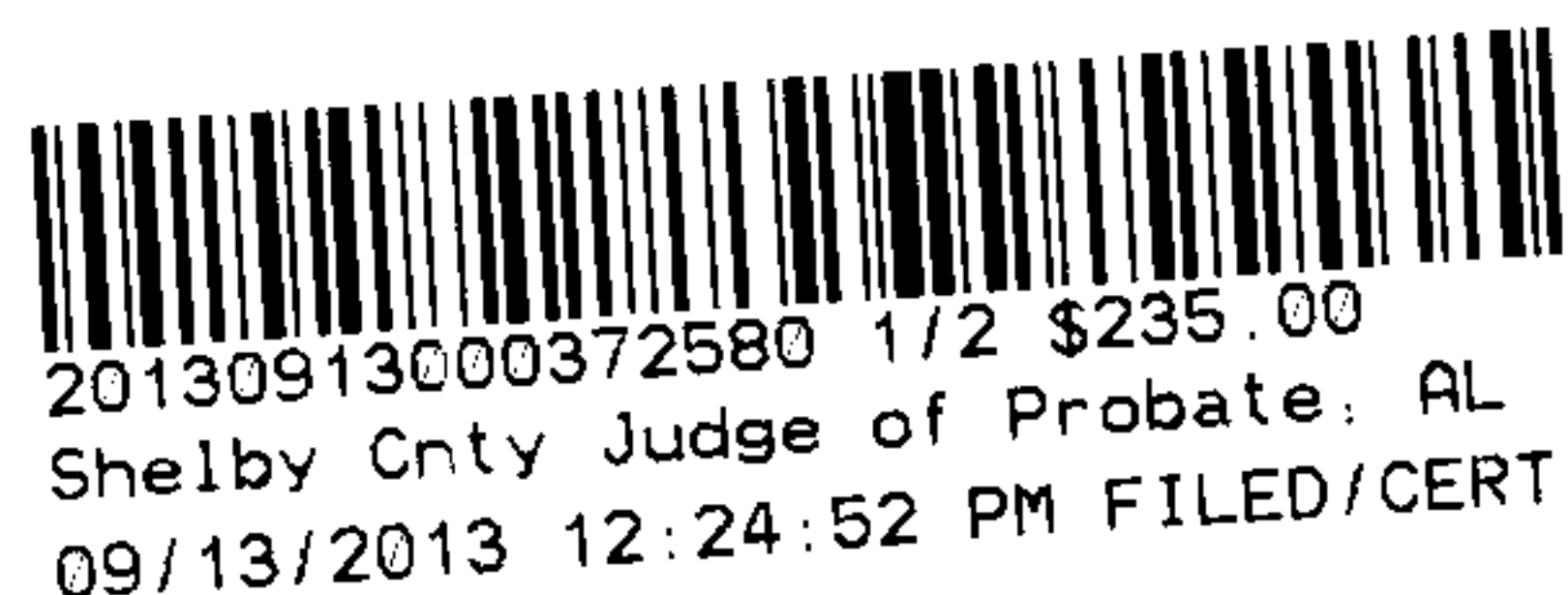
- SUBJECT TO:
1. 2013 taxes
 2. Easements and restrictions of record
 3. DAY, LLC retains a first right of refusal/option to purchase the property should the Grantee decide to sell this property.

This property does not constitutes the homestead of the Grantor or his spouse.

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 13 day of Sept., 2013.



Steve D. Upton (Seal)
Steve D. Upton

Shelby County, AL 09/13/2013
State of Alabama
Deed Tax: \$218.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve D. Upton a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of September, 2013.

W. Longshore III
Notary Public:
My Commission Expires: 5-18-16

Real Estate Sales Validation Form

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

Grantor's Name Steve D. Upton

Grantee's Name: David Y. Upton

Mailing Address P.O. Box 336
Birmingham, AL 35201

Mailing address

Property Address 846 Upton Lake Road

Date of Sale

Total Purchase Price \$217,840.00

or

Actual Value \$

or

Assessor's Market Value \$

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 X Other Tax records
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 9.13.13

Print STEVE D UPTON

Unattested Verified by

Sign (Grantor/Grantee/Owner/Agent) circle one



20130913000372580 2/2 \$235.00
Shelby Cnty Judge of Probate, AL
09/13/2013 12:24:52 PM FILED/CERT