

HARRISON, CONWILL & HARRISON

P. O. BOX 557

Columbiana, Alabama 35051

WARRANTY DEED

693

19810122000007920 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/22/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

O'Neal C. Crumpton and wife, Beatrice B. Crumpton

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Thurman E. Newman

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Commence at the Northwest corner of Section 13, Township 21 South, Range 1 East; thence proceed in an Easterly direction along the North boundary line of said Section 13 for a distance of 2124.84 feet to a point, being a point on the centerline of Sunrise Circle, a 60 foot dedicated R.O.W. within Sunrise Cove Subdivision, recorded in Map Book 5, at Page 31, in the Probate Office of Shelby County, Alabama; thence turn an angle of 86 deg. 25 min. to the right and proceed for a distance of 100.00 feet to a point; thence turn an angle of 90 deg. to the left and proceed for a distance of 30.00 feet to a point, being the Northwest corner of Lot 25 of the above-mentioned Subdivision; thence turn an angle of 109 deg. 17 min. 29 sec. to the right and proceed for a distance of 207.66 feet to a point; thence turn an angle of 19 deg. 30 min. 30 sec. to the left and proceed a distance of 153.4 feet to a point, being the point of beginning of the parcel herein conveyed; thence turn an angle of 105 deg. 31 min. 46 sec. to the right and proceed for a distance of 193.6 feet to a point, being the Northwest corner of the lot conveyed by O'Neal Crumpton and Beatrice Crumpton to Archie C. Phillips and Ruth C. Phillips in deed recorded in Deed Book 322 at Page 631 in the Probate Office of Shelby County, Alabama; thence proceed Northwesterly to the Southeast corner of the lot conveyed by O'Neal Crumpton and Beatrice Crumpton to Donald W. Crumpton and Rebecca Crumpton in deed recorded in Deed Book 294, at Page 77 in the Probate Office of Shelby County, Alabama, said point being on the East R.O.W. line of old Mardis Ferry Road; thence turn left and run Southerly along the East margin of old Mardis Ferry Road to point, being the point of intersection of the East R.O.W. line of old Mardis Ferry Road and the North R.O.W. line of Crumpton Court, a 60 foot dedicated R.O.W. within the above-mentioned Subdivision; thence turn left, and run Easterly along the North margin of Crumpton Court to a point, being the point of intersection of the North R.O.W. line of Crumpton Court and the Westerly R.O.W. line of Sunrise Circle; thence turn left and run Northerly along the Westerly margin of Sunrise Circle to the point of beginning. Situated in Section 13, Township 21, South, Range 1 East, Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD to 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 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 5th

day of January, 19 81.

STATE OF ALA. SHELBY (SEAL) O'Neal C. Crumpton (SEAL)
I CERTIFY THIS
INSTRUMENT WAS FILED
1981 JAN 22 PM 1:54
Beatrice B. Crumpton (SEAL)
(SEAL) (SEAL)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority,
in said State, hereby certify that

a Notary Public in and for said County,

O'Neal C. Crumpton and wife, Beatrice B. Crumpton

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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, A.D. 19 81.