

HARRISON, CONWILL & HARRISON

P. O. BOX 557

Columbiana, Alabama 35051

19810710000076020 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/10/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100-----Dollars 1,000
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,

O'Neal C. Crumpton and wife, Beatrice B. Crumpton
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Maggie Otis Dennis

(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 a 60 foot dedicated R.O.W. within Sunrise Cove Sub-division, recorded in Map Book 5, Page 31, Office of Probate, Shelby County, Columbiana, Alabama; thence turn an angle of 86 deg. 25 min. to the right and proceed for a distance of 150.00 feet to a point; thence turn an angle of 42 deg. 06 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 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 for a distance of 153.4 feet to a point; thence turn an angle of 105 deg. 31 min. 46 sec. to the right and proceed for a distance of 193.96 feet to a point; thence turn an angle of 79 deg. 25 min. 50 sec. to the right and proceed for a distance of 99.58 feet to a point; thence turn an angle of 84 deg. 18 min. 54 sec. to the right and proceed for a distance of 49.28 feet to a point, said point being the point of beginning of the property herein conveyed; thence continue along last described course a distance of 129 feet to a point on the Northwest right-of-way of Sunrise Circle; thence run in a Northerly direction along the Northwest right-of-way of said Sunrise Circle a distance of 227 feet to a point; thence run in a Westerly direction a distance of 200 feet to an iron stake; thence run in a Southwesterly direction a distance of 156 feet to the point of beginning.

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 1st
day of July, 19 81.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1981 JUL 10 AM 10:22

O'Neal C. Crumpton

Beatrice B. Crumpton

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

Deed 1.00
Rec. 1.50
Sub. 1.00
2.50

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that 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 1st day of July, A.D. 19 81.

Notary Public