

HARRISON, CONWILL & HARRISON

366

P. O. BOX 557  
Columbiana, Alabama 35051

GRANTORS ADDRESS:  
Route 1, Box 238  
Wilsonville, Ala. 35186

GRANTEES ADDRESS:  
Route 1, Box 247-A  
Wilsonville, Ala. 35186

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four 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  
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 Subdivision, recorded in Map Book 5, Page 31, Office of Probate, Shelby County, Columbiana, Alabama; thence turn an angle of 86 degrees 25 minutes to the right and proceed for a distance of 150.00 feet to a point; thence turn an angle of 42 degrees 06 minutes to the right and proceed for a distance of 100.00 feet to a point; thence turn an angle of 90 degrees 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 degrees 17 minutes 29 seconds to the right and proceed for a distance of 207.66 feet to a point; thence turn an angle of 19 degrees 30 minutes 30 seconds to the left and proceed for a distance of 153.4 feet to a point; thence turn an angle of 105 degrees 31 minutes 46 seconds to the right and proceed for a distance of 193.96 feet to a point; thence turn an angle of 79 degrees 25 minutes 50 seconds to the right and proceed for a distance of 99.58 feet to a point; thence turn an angle of 84 degrees 18 minutes 54 seconds to the right and proceed for a distance of 49.28 feet to a point, said point being the Southwest corner of the lot conveyed to Maggie Otis Dennis by deed recorded in Deed Book 333, Page 919, in the Probate Office of Shelby County, Alabama, and said point being the point of beginning of the property herein conveyed; thence turn left and run Northerly along the West line of said Dennis lot 156 feet to the Northwest corner of the Dennis lot; thence turn right and run Westerly a distance of 200 feet to a point on the Northwest right-of-way of Sunrise Circle, being the Northeast corner of the Dennis lot; thence turn left and run Northwesterly a distance of 200 feet to a point lying 42 feet in a Northerly direction from the Northwest corner of the Dennis lot; thence turn left and run Westerly a distance of 168 feet to a point; thence turn left and run Southerly 150 feet to a point on the Westerly extension of the South line of the Dennis lot; thence turn left and run Easterly a distance of 157 feet to the point of beginning. Situated in Shelby County, Alabama.

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 29th day of December, 1983.

Deed TAX 4.00  
Rec 1.50  
Ind 1.00  
6.50  
1984 JAN -9 AM 11:05  
(SEAL) O'Neal C. Crumpton (SEAL)  
(SEAL) Beatrice B. Crumpton (SEAL)  
(SEAL) (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

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 29th day of December, A.D. 1983.  
Paid in Cash, Judy R. Davis  
Notary Public