

Kenneth Curtis  
515 Highway 343  
Columbiana, AL 35051

This instrument was prepared by

**HARRISON, CONWILL, HARRISON & JUSTICE**  
P. O. Box 557  
Columbiana, Alabama 35051

1548

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar & pursuant to Divorce Decree & assumption of mortgage to First National Bank of Columbiana and Grantee shall indemnify and hold harmless the Grantor for said indebtedness  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Jan I. Curtis, wife of grantee

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

Kenneth M. Curtis, husband of grantor

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

Begin at the Northwest corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 22, Township 21 South, Range 1 West; thence run South 89 deg. 26 min. 50 sec. West 39.29 feet to a point situated on the edge of a gravel road; thence run along the edge of said gravel road South 4 deg. 17 min. 09 sec. East 80.07 feet; thence run South 8 deg. 25 min. 44 sec. East 185.00 feet; thence run South 22 deg. 39 min. 43 sec. West 61.61 feet to the point of beginning; thence run South 7 deg. 02 min. 54 sec. West 37.06 feet; thence run South 10 deg. 57 min. 52 sec. East 40.60 feet; thence run South 0 deg. 49 min. 16 sec. West 105.78 feet; thence run South 10 deg. 04 min. 05 sec. West 134.35 feet; thence run North 88 deg. 48 min. 12 sec. East 150.00 feet; thence run North 71 deg. 01 min. 13 sec. East 292.08 feet to a point situated in the center line of a branch; thence run along the centerline of said branch North 15 deg. 08 min. 01 sec. East 69.41 feet; thence run North 11 deg. 12 min. 59 sec. East 88.14 feet; thence run North 58 deg. 27 min. 22 sec. East 38.88 feet; thence run North 84 deg. 49 min. 51 sec. West 474.67 feet to the point of beginning.

SUBJECT TO a 15-foot easement for roadway over the West 15 feet of the above described property.

1. Deed Tax	\$ .50
2. Mtg. Tax	\$ .50
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ .00
6. Certified Fee	\$ 1.00
Total	\$ 7.00

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

day of May, 19 89

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

(SEAL)

Jan I. Curtis  
Jan I. Curtis

(SEAL)

(SEAL)

(SEAL)

92 FEB 21 AM 8:54

(SEAL)

(SEAL)

STATE OF ALABAMA OF PROBATE  
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority,  
in said State, hereby certify that Jan I. Curtis

a Notary Public in and for said County,

Whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of May, A.D. 19 89