

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Send Tax Notice to:

(Name) Mitchell A. Spears  
(Address) P. O. Box 119  
Montevallo, Alabama 35115

(Name) Dorothy Hatcher  
(Address) 1540 Spring Creek Road  
Montevallo, Alabama 35115  
MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of One Dollar, (\$1.00) and other good and valuable consideration-----DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, DOROTHY HATCHER, formerly known as DOROTHY KEMP, a married woman; BOBBY LEE KEMP, a married man; PHILLIP RAY KEMP, a married man; DAVID WAYNE KEMP, a married man; PAMELA JEAN FANCHER, a married woman; AND TRACY LYNN WHITE, an unmarried woman, hereinafter referred to as grantor whether one or more), grant, bargain, sell and convey unto DOROTHY HATCHER (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to wit:

Commence at the south end of a concrete bridge where the Spring Creek Road crosses Dry Creek and run South 67 feet; thence run East along abandoned road a distance of 351 feet to the point of beginning of herein described property; thence run 100 feet South to Southern Railroad right-of-way; thence run West 567 feet along said railroad right-of-way; thence run in a Northeasterly direction along said abandoned road a distance of 676 feet to the point of beginning. Said property being in the NW 1/4 of the SE 1/4, Section 22, Township 22, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT:

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 22, Township 22, Range 3 West, Shelby County, Alabama described as follows: Commence at the intersection of the SE R.O.W. of Spring Creek Road and the most Southerly corner of the Dry Creek Bridge (concrete), run thence 80 feet Southwesterly along said SE R.O.W. to the point of beginning and being a point on the Northerly boundary line of the E. L. Kemp Estate and the center of an old abandoned road, run thence East along said Kemp Estate Northerly line & along said abandoned road to the NE corner of the Kemp Estate, thence run South 100 feet to Southern Railroad R.O.W., thence run West along said Railroad R.O.W. 300 feet, thence run Northwesterly to a point 30 feet Southwesterly of the P.O.B. and being on the SE R.O.W. of Spring Creek Road, thence run Northeasterly 30 feet to the point of beginning.

THE PROPERTY HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE GRANTORS HEREIN, NOR THAT OF THEIR SPOUSES, NEITHER IS IT CONTIGUOUS THERETO, EXCEPT THAT SAME CONSTITUTES THE HOMESTEAD OF GRANTEE HEREIN.

DOROTHY HATCHER, FORMERLY KNOWN AS DOROTHY KEMP, IS THE SURVIVING WIFE OF E. L. KEMP, NOW DECEASED, AND AN HEIRSHIP AFFIDAVIT IS ATTACHED TO THIS DEED, AS EXHIBIT "A", FOR THE PURPOSE OF ESTABLISHING CHAIN OF TITLE.

SUBJECT TO:

Property taxes for 1994 and subsequent years.  
Mineral and mining rights are not insured.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell

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and convey the same as aforesaid; that we will, and 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, We have hereunto set our hands and seals this 2<sup>nd</sup> day of April, 1994.

Dorothy Hatcher  
Dorothy Hatcher

Phillip Ray Kemp  
Phillip Ray Kemp

Pamela Jean Fancher  
Pamela Jean Fancher

Bobby Lee Kemp  
Bobby Lee Kemp

David Wayne Kemp  
David Wayne Kemp

Tracy Lynn White  
Tracy Lynn White

STATE OF ALABAMA )  
COUNTY OF SHELBY ) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that DOROTHY HATCHER, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of March, 1994.

Shirley J. Spivey  
Notary Public  
My Commission Expires: 9/94

STATE OF ALABAMA )  
COUNTY OF SHELBY ) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that BOBBY LEE KEMP, 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 19 day of March, 1994.

Sandra C. Dawson  
Notary Public  
My Commission Expires: My Commission Expires Oct. 9, 1994

STATE OF ALABAMA )  
COUNTY OF Shelby ) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that PHILLIP RAY KEMP, 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 2 day of April, 1994.

Sandra C. Dawson  
Notary Public  
My Commission Expires: My Commission Expires Oct. 9, 1994

STATE OF ALABAMA )  
COUNTY OF SHELBY ) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that DAVID WAYNE KEMP, 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 18<sup>th</sup> day of March, 1994.

Jean Headley  
Notary Public  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Aug. 24, 1996.  
My Commission Expires My Commission Expires

STATE OF ALABAMA )  
COUNTY OF SHELBY ) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that PAMELA JEAN FANCHER, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of March, 1994.

Leticia K. Hanks  
Notary Public  
My Commission Expires: 7/95

STATE OF ALABAMA  
COUNTY OF SHELBY

)  
) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that TRACY LYNN WHITE, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of March, 1994.

Doris J. Spear  
Notary Public  
My Commission Expires: 9/94

**EXHIBIT "A"**

**STATE OF ALABAMA    )**  
**COUNTY OF SHELBY    )**

**HEIRSHIP AFFIDAVIT**

**COME NOW** Dorothy Hatcher, formerly known as Dorothy Kemp; Bobby Lee Kemp; Phillip Ray Kemp and David Wayne Kemp, as Affiants herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That all Affiants herein are over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.

2. That on or about the 21st day of January, 1977, E. L. Kemp deceased, while residing in Shelby County, Alabama, being seized of certain property hereinafter described:

Commence at the south end of a concrete bridge where the Spring Creek Road crosses Dry Creek and run South 67 feet; thence run East along abandoned road a distance of 351 feet to the point of beginning of herein described property; thence run 100 feet; South to Southern Railroad right-of-way; thence run West 567 feet along said railroad right-of-way; thence run in a Northeasterly direction along said abandoned road a distance of 676 feet to the point of beginning. Said property being in the NW 1/4 of the SE 1/4, Section 22, Township 22, Range 3 West Shelby County, Alabama.

3. That said E. L. Kemp left surviving him certain heirs at law, to-wit, his wife and natural children, whose names are Bobby Lee Kemp, Phillip Ray Kemp, David Wayne Kemp, and Sandra Kemp. Sandra Kemp has heretofore deceased, and has left surviving her two (2) daughters, whose names are Pamela Jean Fancher and Tracy Lynn White. All of said heirs at law are over the age of nineteen (19) years, and of sound mind, and the complete names and addresses of such heirs at law are hereinafter designated:

**Bobby Lee Kemp**

5439 Highway 25

Montevallo, Alabama 35115

**Phillip Ray Kemp**

12816 Northside Road

Northport, Alabama 35476

**David Wayne Kemp**

1550 Spring Creek Road

Montevallo, Alabama 35115

**Pamela Jean Fancher**

P. O. Box 238

Brierfield, Alabama 35035

**Tracy Lynn White**

2135 Apt. 34

Calera, Alabama 35040

4. All debts and charges against the estate of E. L. Kemp have heretofore been paid and satisfied.

5. The Affiants herein are not aware of any other person or entity that has any claim to right, title or interest in the above designated real estate, except the surviving spouse and heirs of the decedent, E. L. Kemp.

FURTHERMORE, the Affiants saith naught.

Dorothy Hatcher  
Dorothy Hatcher

Bobby Lee Kemp  
Bobby Lee Kemp

Phillip Ray Kemp  
Phillip Ray Kemp

David Wayne Kemp  
David Wayne Kemp

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Dorothy Hatcher, whose name is signed to the foregoing Heirship Affidavit and who is know to me, acknowledged before me on this day, that, being informed of the contents of the Heirship Affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of March, 1994.

Shirley J. Spencer  
Notary Public  
My Commission Expires: 9/94

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Bobby Lee Kemp, whose name is signed to the foregoing Heirship Affidavit and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Heirship Affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of March, 1994.

Sandra C. Davidson  
Notary Public  
My Commission Expires: My Commission Expires Oct. 9, 1994

STATE OF ALABAMA )  
COUNTY OF )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Phillip Ray Kemp, whose name is signed to the foregoing Heirship Affidavit and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Heirship Affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of April, 1994.

Landra C. Dawson

Notary Public

My Commission Expires: My Commission Expires Oct. 9, 1994

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STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that David Wayne Kemp, whose name is signed to the foregoing Heirship Affidavit and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Heirship Affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of March, 1994.

Joan Hadley

Notary Public NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug. 24, 1996.  
My Commission Expires: BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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