

Grantee address:

9000 Hwy 155
Montevallo, Al. 35115

Inst # 1994-32637

WARRANTY DEED

STATE OF ALABAMA

CHILTON COUNTY

11/01/1994-32637
12:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.50

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION of Eighty Six Thousand Five Hundred and 00/100 Dollars, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John W. Boyd, a married person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Curtis L. Dempsey and wife, Judy A. Dempsey (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County,

Inst # 1994-32637

Alabama:

Begin at the S.E. corner of the SW 1/4 of the SE 1/4 of Section 2, Township 24-N, Range 12E and run Westerly along the South side of the said quarter-quarter for 678.10 feet to a point on the East right of way of State Hwy. No. 155, then turn an angle of 81 degrees 57 minutes 49 seconds to the right and run northwesterly along the said right of way for 404.46 feet to the point of beginning said point being marked by an existing iron. Then turn an angle of 89 degrees 51 minutes 28 seconds to the right and run northeasterly for 263.75 feet to an existing iron, then turn an angle of 58 degrees 00 minutes 35 seconds to the right and run easterly for 527.85 feet to an existing iron on a fence line, then turn an angle of 90 degrees 11 minutes 30 seconds to the left and run northerly along a fence line for 483.47 feet to an existing iron on a fence line, then turn an angle of 90 degrees 05 minutes to the left and run Westerly for 130.00 feet, then turn an angle of 33 degrees 17 minutes 37 seconds to the left and run Southwesterly for 679.72 feet to an existing iron, then turn an angle of 24 degrees 26 minutes 30 seconds to the left and run southwesterly for 263.88 feet to an existing iron on the East right of way of State Hwy. No. 155, then turn an angle of 89 degrees 51 minutes 25 seconds to the left and run Southeasterly along said right of way for 200.97 feet back to the point of beginning. The above described property constitutes no part of the homestead of the Grantor or Grantor's spouse.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns, as joint tenants with rights of survivorship.

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) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; 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 1 day of Nov., 1994.

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned, hereby certify that John W. Boyd, a married person, 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 seal this 2 day of Nov., 1994.

NOTARY PUBLIC