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Shelby Cnty Judge of Probate, AL  
01/04/2023 10:13:40 AM FILED/CERT

Prepared by:  
Ben Robbins  
Attorney at Law  
Sylacauga, Alabama

STATE OF ALABAMA

**WARRANTY DEED**

COUNTY OF SHELBY

KNOWN ALL MEN BY THESE PRESENTS, That and for in consideration of the sum of One Hundred and Seventy-Five Thousand and No/100 (\$175,000.00) and other good and valuable considerations in hand paid, **Eugene Denny** and wife, **Charlot Denny**, of 2155 Highway 83, Vincent, AL 35178, hereinafter referred to as the Grantors, in hand paid by, **Aron Lane Duke**, an unmarried man with an address of 118 Heasletts Road, Childersburg, AL 35044, hereinafter referred to as the Grantee, the following described real estate, lying and being in Shelby County, Alabama, to-wit:

**Parcel I:**

A parcel of land situated partly in the NW 1/4 of NE 1/4 and partly in NE 1/4 of NW 1/4, Section 17, Township 19 South, Range 2 East, more particularly described as follows: Commence at the NE corner of the NW 1/4 of the NE 1/4, Section 17, Township 19 South, Range 2 East; thence Westerly along North line of said 1/4 1/4 Section 1192.54 feet; thence left 121 deg. 19 min. 56 sec. and run 217.25 feet to the point of beginning; thence continue along last described course 294.0 feet to the right of way of County Road No. 83, said road being on a curve; thence right 73 deg. 51 min. 50 sec. and run along chord of said curve 79.86 feet; thence right 54 deg. 27 min. 48 sec. from said chord and run 294.0 feet; thence right 118 deg. 08 min. 13 sec. and run 335.24 feet to the point of beginning; being situated in Shelby County, Alabama.

**Parcel II:**

A parcel of land situated partly in the NW 1/4 of NE 1/4 and partly in NE 1/4 of NW 1/4, Section 17, Township 19 South, Range 2 East, more particularly described as follows: Commence at the Southeast corner of the NE 1/4 of the NW 1/4, Section 17 Township 19 South, Range 2 East, more particularly described as follows: Commence at the Southeast corner of the NE 1/4 of the NW 1/4, Section 17, Township 19 South, Range 2 East, thence Northerly along said right of way 430 feet to the point of beginning, said point being on a curve to the right, said curve having a radius of 1392.82 feet and a central angle of 12 deg. 07 min.; thence along arc of said curve, 294.55 feet; thence left from chord of said curve 121 deg. 45 min. And run 294 feet; thence left 58 deg. 15 min. And run 294 feet; thence left 121 deg 45 min. And run 294 feet to the point of beginning; being situated in Shelby County, Alabama.

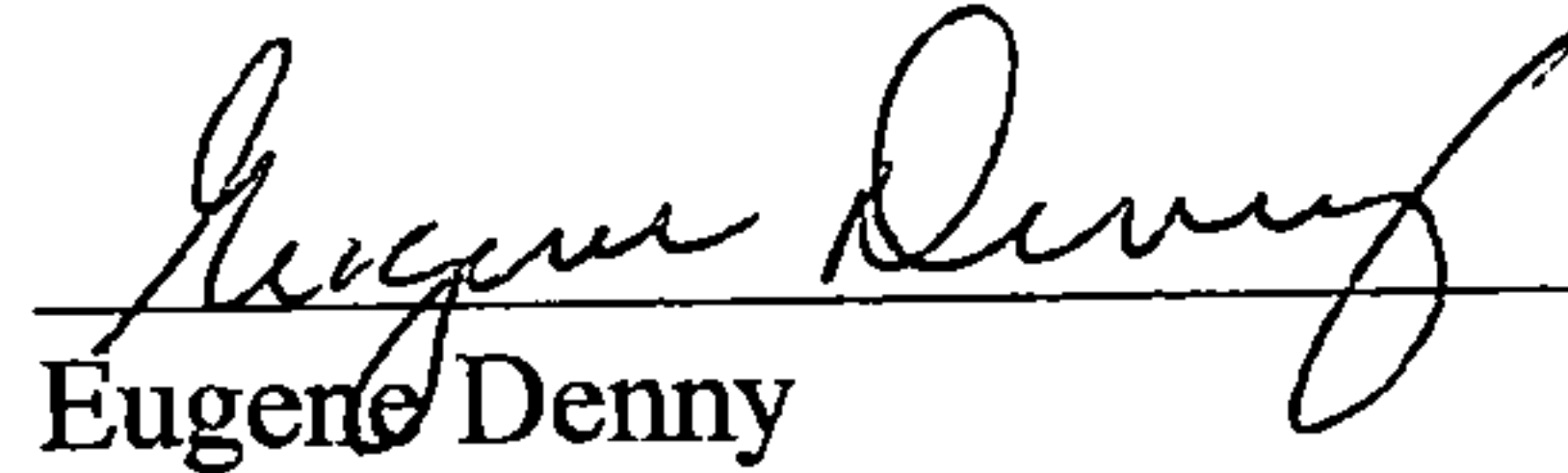
The above-described property has a physical address of 2155 Highway 83, Vincent, AL 35178.

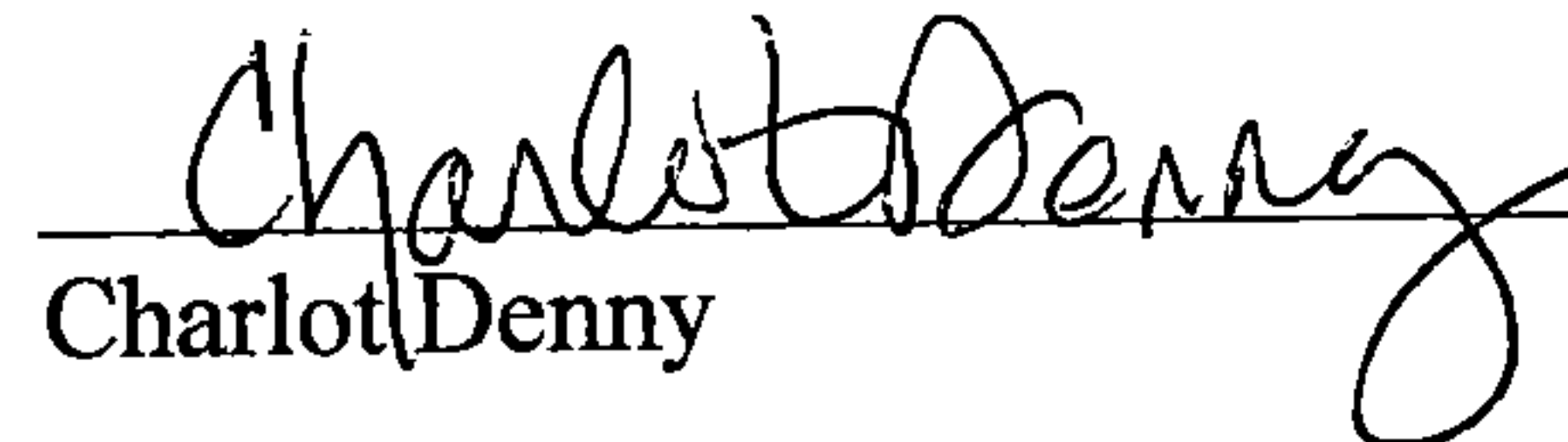
**TO HAVE AND TO HOLD** the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in any wise appertaining unto the said Grantee. And we do on behalf of ourselves and our successors and assigns, covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of



said premises; that the said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and the successors and assigns of the shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals on this the 3<sup>rd</sup> day of January, 2023.

  
Eugene Denny

  
Charlot Denny

STATE OF ALABAMA )

GENERAL ACKNOWLEDGEMENT

COUNTY OF TALLADEGA )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Eugene Denny and his wife, Charlot Denny, 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.

Given under my hand and official seal this the 3<sup>rd</sup> day of January, 2023.

  
NOTARY PUBLIC