

This form furnished by: **Cahaba Title, Inc.**

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, AL 35236-0187

Send Tax Notice to:
(Name) _____
(Address) 111-A Owens Parkway
Birmingham, AL 35244-1640

895

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three hundred thousand and NO/100ths (\$300,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

J. Mailon Kent, Jr., and J. B. Schilleci

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

Roy L. Martin, Ferrell Wood, Bernard Cohen, and Ron Rockhill, all married men

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

See Exhibit "A" for legal description.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

This property is not homestead property as defined by the Code of Alabama.

100% of the acquisition cost was paid by a mortgage recorded simultaneously herewith.

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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 30TH day of August, 19 89

(Seal)

(Seal)

(Seal)

J. Mailon Kent, Jr. (Seal)
J. Mailon Kent, Jr.
J. B. Schilleci (Seal)
J. B. Schilleci (Seal)

STATE OF ALABAMA
SHELBY

County } General Acknowledgment

I, the undersigned Benjamin F. Beckham III a Notary Public in and for said County, in said State, hereby certify that J. Mailon Kent, Jr., a married man

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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of August, 19 89

October 8, 1989
My Commission Expires:

Benjamin F. Beckham III
Notary Public

State of Alabama)
Jefferson County)

I, the undersigned, in and for said County in said State, hereby certify that J. B. Schilleci, a married man, 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 THE 30TH DAY OF AUGUST, 1989



Notary Public

My Commission Expires: 3-10-91

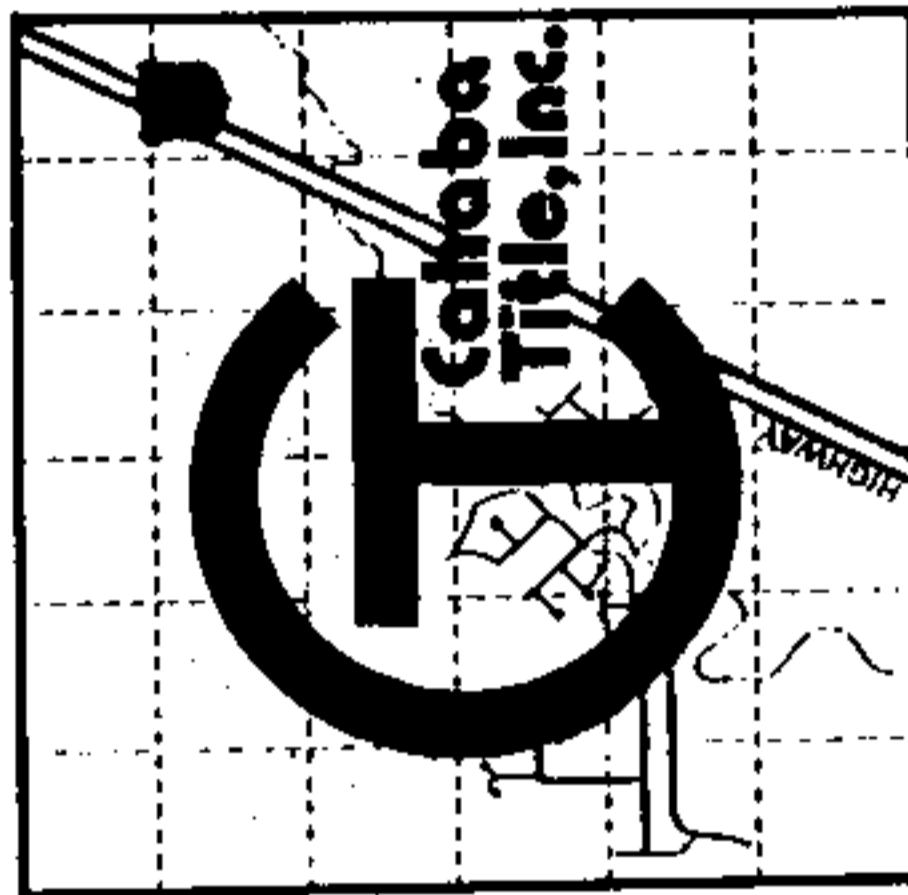
Return to:

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TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

\$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

(205) 833-1571

Exhibit "A"

A tract of land situated in the SW 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 12, Township 20 South, Range 3 West thence West along the South line of said 1/4 - 1/4 322.13 feet; thence 121 degrees 15 minutes 55 seconds right 610.99 feet; thence 00 degrees 28 minutes 55 seconds left 225.37 feet; thence 85 degrees 44 minutes 55 seconds right 375.28 feet to the West right of way of U.S. 31; thence 90 degrees 00 minutes 00 seconds right and along said right of way 613.02 feet; thence 63 degrees 33 minutes 00 seconds right and leaving said right of way 172.29 feet to the Point of Beginning.

LESS AND EXCEPT:

A tract of land situated in the SW 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 12, for a Point of Beginning; thence West along the South line of said 1/4 - 1/4, 322.13 feet; thence 121 degrees 15 minutes 55 seconds right 321.74 feet; thence 85 degrees 16 minutes 00 seconds right 415.92 feet to the West right of way of U.S. Highway 31; thence 90 degrees 00 minutes 00 seconds right and along said right of way 100.00 feet; thence 63 degrees 33 minutes 00 seconds right and leaving said right of way 172.29 feet to the Point of Beginning.

JBS

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

89 SEP 13 AM 9:18

Thomas G. Snowdon, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	NO TAX COLLECTED
2. Mtg. Tax -----	\$ _____
3. Recording Fee -----	\$ <u>7.50</u>
4. Indexing Fee -----	\$ <u>5.00</u>
5. No Tax Fee -----	\$ <u>1.00</u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
<hr/>	
Total -----	\$ <u>14.50</u>