

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

Riverchase Office  
(205) 988-5600

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Cindy N. Shirah  
(Address) 1406 Timber Circle  
Helena, Alabama 35080

**WARRANTY DEED**

STATE OF ALABAMA  
Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Four Thousand and Five Hundred and 00/100ths----- (\$84,500.00)

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

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

Cindy N. Shirah, an unmarried woman

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

Lot 32, according to the Amended Map of Timber Park, as recorded in Map Book 13, page 115, in the Probate Office of Shelby County, Alabama.

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

\$80,775.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

**THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.**

1. Deed Tax \$ 4.00  
2. Mtg. Tax \$ 2.50  
3. Recording Fee \$ 3.00  
4. Indexing Fee \$ 1.00  
5. No Tax Fee \$ 1.00  
6. Certified Fee \$ 1.00  
Total \$ 10.50

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 18th  
day of December 19 90

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

90 DEC 20 AM 9:46

Larry Kent dba Larry Kent Company (Seal)

BY: Larry Kent (Seal)  
Larry Kent dba Larry Kent Company

STATE OF ALABAMA  
Shelby

JUDGE OF PROBATE

County }

General Acknowledgment

I, the undersigned  
in said State, hereby certify that Larry Kent, a married man

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

Given under my hand and official seal, this 18th day of December 19 90

B-1091  
My Commission Expires:

[Signature]  
Notary Public