

This instrument was prepared by

(Name) Rodney Denman

(Address) 2162 Hwy 31 So. Pelham, AL 35124

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

FOURTEEN THOUSAND FIVE HUNDRED & 00/100

That in consideration of

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

Denman Builders, Inc.

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

Larry Kent DBA Larry Kent Bldg. Co.

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

SHELBY COUNTY ALABAMA, TO WIT: LOT 44 ACCORDING TO SURVEY OF TIMBER PARK, AS RECORDED IN MAP BOOK 15, page 11 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF SAID SUBDIVISION.

BY GRANTEE(S) ACCEPTANCE OF THIS DEED, GRANTEE(S) HEREBY COVENANTS AND AGREES FOR ITSELF AND ITS SUCCESSORS, ASSIGNS, LICENSEES, LESSEES, EMPLOYEES AND AGENTS THAT GRANTOR SHALL NOT BE LIABLE FOR, AND NO ACTION SHALL BE ASSERTED AGAINST GRANTOR FOR, LOSS OR DAMAGE ON ACCOUNT OF INJURIES TO THE PROPERTY OR TO ANY BUILDINGS, IMPROVEMENTS OR STRUCTURES NOW OR HEREAFTER LOCATED UPON THE PROPERTY, OR ON ACCOUNT OF INJURIES TO ANY OWNER, OCCUPANT, OR OTHER PERSON IN OR UPON THE PROPERTY, WHICH ARE CAUSED BY, OR ARISE AS A RESULT OF, PAST OR FUTURE SOIL AND/OR SUBSURFACE CONDITIONS, KNOWN OR UNKNOWN, (INCLUDING, WITHOUT LIMITATIONS, SINKHOLES, UNDERGROUND MINES, AND LIMESTONE FORMATIONS) UNDER OR ON THE PROPERTY OR ANY OTHER PROPERTY NOW OR HEREAFTER OWNED BY GRANTOR, WHETHER CONTIGUOUS OR NON-CONTIGUOUS TO THE PROPERTY. FOR PURPOSE OF THIS PARAGRAPH THE TERM GRANTOR SHALL MEAN AND REFER TO (i) THE PARTNERS, AGENTS, AND EMPLOYEES AND AGENTS OF GRANTOR, AND PARTNERS THEREOF; (iii) ANY SUCCESSORS OR ASSIGNS OF GRANTOR; AND (iv) ANY SUCCESSORS AND ASSIGNS OF GRANTORS INTEREST WITH THE LAND CONVEYED HEREBY AS AGAINST GRANTEE, AND ALL PERSONS, FIRMS, TRUSTS, PARTNERSHIPS, AND LIMITED PARTNERSHIPS, CORPORATIONS, OR OTHER ENTITIES HOLDING UNDER OR THROUGH THE GRANTEE.

BOOK 345 PAGE 650

1. Deed Fee
2. Notary Fee
3. Record Fee
4. Indexing Fee
5. Notary Seal
6. Commission
Total

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

And I ~~do~~ do for myself ~~(directly)~~ and for my ~~(part)~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~(owner)~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~do~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ will and my ~~and~~ heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands ~~and seal~~, this 20TH day of MAY, 1991.

Rodney B. Denman (Seal)
RODNEY B. DENMAN

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

91 JUN -3 PM 3:59

JUDGE OF PROBATE

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, PATRICIA ANNE HARRELL, a Notary Public in and for said County, in said State, hereby certify that Rodney DENMAN 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 20th day of MAY, A. D., 1991

Colonial Bank

Patricia Anne Harrell
Notary Public