

This instrument was prepared by  
(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice To: GERALDINE D. CANNON  
name  
1108 King Arthur Court  
address  
Alabaster, AL 35007

WARRANTY DEED-

STATE OF ALABAMA  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Three Thousand and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged  
or we, LARRY KENT d/b/a LARRY KENT BUILDING COMPANY

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

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

Lot 3, in Block 1, according to the Survey of Royal Place, as recorded in Map  
Book 17, Page 143, in the Probate Office of Shelby County, Alabama.  
Minerals and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any. (3) Mineral and mining rights, if any.

\$ 58,100.00 of the purchase price is being paid by the  
proceeds of a first mortgage loan executed and recorded  
simultaneously herewith.

Inst # 1995-02745

01/31/1995-02745  
01:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 33.50

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 the said GRANTEES,  
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 noted 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 GRANTEES, their heirs and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set My hands(s) and seal(s), this 17th  
day of January, 1995

(Seal)

(Seal)

(Seal)

LARRY KENT d/b/a LARRY KENT BUILDING COMPANY

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that LARRY KENT d/b/a LARRY KENT BUILDING COMPANY,  
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 17th day of January, A. D., 1995

Notary Public