This instrument prepared by:
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

20060103000003030 1/1 $63.50
Shelby Cnty Judge of Probate,AL
01/03/2006 02:58:53PM FILED/CERT

Send Tax Notice To:
Spencer A Boddy
Sabrina L Boddy
2020 Sweetgum Drive
Birmingham, AL 35244

WARRANTY DEED

Joint Tenants With Right of Survivorship

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of **Two Hundred Sixty Two Thousand and 00/100 Dollars ($262,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/we,

James A Kent and Marian Leanne Kent, husband and wife,

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Spencer A Boddy and Sabrina L Boddy

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 407, according to the Survey of Riverchase Country Club, Eleventh Addition, as recorded in Map Book 8, Page 160, in the Probate Office of Shelby County, Alabama.

Subject to:
(1) 2006 ad valorem taxes not yet due and payable;
(2) all mineral mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions covenants and encumbrances of record.

$209,600.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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/we have set our/my hand(s) and seal(s), this 29th day of December, 2005.

James A Kent (Seal)
James A. Kent

Marian Leanne Kent (Seal)
Marian Leanne Kent

Shelby County, AL 01/03/2006
State of Alabama

Deed Tax:$52.50

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A Kent and Marian Leanne Kent, whose names 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 and as their act on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2005.

RAYMOND T. ESTES
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Raymond Estes
Notary Public – Raymond T Estes

My Commission Expires: 07/11/07