

2824
WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable considerations to the undersigned grantors, EDNA C. KENT and RALEIGH B. KENT, her husband, in hand paid by RIVER ESTATES, INC., a corporation, the receipt whereof is acknowledged, we, the said Edna C. Kent and husband, Raleigh B. Kent, do grant, bargain, sell and convey unto the said River Estates, Inc., a corporation, the following described real estate, situated in Shelby County, Alabama, to wit:

The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 19, Range 2 West in Shelby County, Alabama, except the following described property: Begin at Southwest corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 4, thence North along the West boundary of said quarter-quarter section 650 feet more or less to a point 100 feet distant from the South bank of Cahaba River, said distance of 100 feet being measured along a straight line forming an angle of 90 degrees with said South bank, thence in a Northeasterly direction along a line parallel with and 100 feet distant from said South bank 470 feet more or less to a road, said road running in a general North and South direction, said road being the Eastern boundary of the Rocky Ridge Golf and Country Club property, thence South 17 degrees and 28 minutes East along said road and along said Eastern boundary a distance of 300 feet more or less to a corner of said Rocky Ridge Golf and Country Club property, thence South 18 degrees and 07 minutes West along said boundary 645 feet more or less to the South boundary of said quarter-quarter section; thence West along said Southern boundary 245 feet more or less to point of beginning, said excepted tract of land having an area of 7 acres more or less.

This tract comprises approximately 33 acres, subject to mineral rights heretofore conveyed.

Also, the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 19, Range 2 West, lying in Shelby County, Alabama. The north 10 acres of said quarter-quarter section is conveyed in fee simple; the south 30 acres of said quarter section is conveyed subject to mineral rights heretofore conveyed, said quarter section contains approximately 40 acres.

Also, the East Half of the NE $\frac{1}{4}$ of Section 4, Township 19, Range 2 West, lying in Shelby County, Alabama, subject to the mineral rights heretofore conveyed, containing 80 acres, more or less.

Also, the West Half of the NW $\frac{1}{4}$ of Section 3, Township 19, Range 2 West, lying in Shelby County, Alabama, subject to mineral rights heretofore conveyed, containing 80 acres, more or less.

Also, the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 19, Range 2 West, lying in Shelby County, Alabama, subject to mineral rights heretofore conveyed, containing 40 acres, more or less.

Subject to transmission line permit executed by Raleigh B. Kent and wife Edna Mae Kent to Alabama Power Company, dated November 6, 1936 and recorded in Vol. 2756, page 67, in the Office of the Judge of Probate of Jefferson County, Alabama.

Subject, also to pole line permit executed by R. B. Kent and wife Edna C. Kent to Alabama Power Company, dated March 7, 1945 and recorded in Vol. 3596, page 90, in the Office of the Judge of Probate of Jefferson County, Alabama.

TO HAVE AND TO HOLD, to the said River Estates, Inc., a corporation, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said River Estates, Inc., a corporation, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except those noted herein, that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said River Estates, Inc., a corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of April, 1958.

Edna C. Kent (SEAL)

Raleigh B. Kent (SEAL)

STATE OF ALABAMA

COUNTY OF Jefferson

I, Lucile Adams, a Notary Public in and for said County in said State, hereby certify that Edna C. Kent and her husband, Raleigh B. 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 on the day the same bears date.

Given under my hand and official seal this 11th day of April, 1958.

Lucile Adams
Notary Public



STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within was filed for record the 16 day of April 1958 at 4 o'clock PM and recorded in Deed 193 Page 209, and the Mortgage Tax of 50 Doed Tax of 50 has been paid.

L. C. Walker Judge of Probate

State of Alabama, Shelby County
 I, L. C. Walker, Judge of Probate, hereby certify that the within was filed for record the 16 day of April 1958 at 4 o'clock PM and recorded in Deed 193 Page 209, and the Mortgage Tax of 50 Doed Tax of 50 has been paid.
L. C. Walker Judge of Probate