

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL  
09/16/1980 00:00:00 FILED/CERTIFIED

(Name) James J. Odom, Jr.  
2154 Highland Avenue  
(Address) Birmingham, Alabama

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Nineteen Thousand, Five Hundred and No/100-----Dollars

to the undersigned grantor, B & M Realty, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James L. Kent and Brenda D. Kent

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama  
Power Company recorded in Deed Book 107, Page 526; (3) Right of way deed  
to Shelby County recorded in Deed Book 154, Page 496.

\$19,000.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously herewith.

BOOK 328 PAGE 515

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and  
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Roy L. Martin  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25 day of August, 19 80.

ATTEST:

B & M REALTY, INC.

By Roy L. Martin, President

Secretary

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Roy L. Martin  
whose name as President of B & M Realty, Inc.  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 25th day of August, 19 80

ODOM, HAY & BARNETT  
P. O. Box 100  
BIRMINGHAM, ALABAMA 35202

*[Signature]*  
Notary Public

EXHIBIT "A"

A parcel of land located in the SW $\frac{1}{4}$  of Section 4, Township 21 South, Range 3 west, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section 4; thence in an Easterly direction along the South line of said Section a distance of 1460.91 feet to the Northwestern right-of-way line of Shelby County Highway No. 17; thence 69 deg. 57 min. 07 sec. left, in a Northeasterly direction, along said right of way a distance of 454.96 feet; thence 1 deg. 47 min. left, in a Northeasterly direction, a distance of 223.80 feet to the beginning of a curve to the right, said curve having a radius of 612.96 feet, said point being the point of beginning; thence along arc of said curve, in a Northeasterly direction, a distance of 108.65 feet; thence 81 deg. 25 min. 56 sec. left, measured from chord of said curve, in a Northwestern direction, a distance of 399.42 feet; thence 42 deg. 58 min. 26 sec. left, in a Southwesterly direction, a distance of 96.08 feet; thence 16 deg. 54 min. left, in a Southwesterly direction a distance of 73.54 feet; thence 122 deg. 30 min. 52 sec. left, in a Southeasterly direction a distance of 523.24 feet to the point of beginning.

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CLERK OF ALA. SHELBY CO.  
I CERTIFY THIS  
WAS FILED

SEP 16 AM 10:09

*William R. Hamilton, Jr.*  
CLERK OF PROBATE

*See Rtg. 401 - 742*  
*Rec. 5.00*  
*Dis. 1.00*  
4.00