

Curative Instrument:
Value of interest conveyed: \$10,000

SEND TAX NOTICE TO:

Name Douglas M. Kent
Address Rt 4 Box 1430
Alabaster, Alabama 35207

1806

This instrument was prepared by:
Jerry E. Held
SIROTE, PERMUTT, FRIEND, FRIEDMAN,
HELD & APOLINSKY, P.A.
2222 Arlington Avenue South
Birmingham, Alabama 35255

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to the undersigned Douglas M. Kent and wife, Nina W. Kent (herein referred to as "Grantors"), in hand paid by Kent Farms, an Alabama general partnership (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL ONE

NE 1/4 of NW 1/4, Section 14, Township 21 South, Range 3 West, except that portion conveyed to Southern Natural Gas Corporation by deed dated April 24, 1951 recorded in Deed Book 145, page 344, described as follows:

A certain tract of land located in the N/E 1/4 of NW 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows, to-wit: Commence at the NW corner of Section 14, Township 21 South, Range 3 West and run in an Easterly direction along the North boundary line of said Section 14, 1837 feet to a point; thence turning an angle of 90 deg. to the right and running in a Southerly direction 13 feet to a point, which is the point of beginning of the tract of land herein conveyed; thence turning an angle of 90 deg. to the left and running in an Easterly direction 67.4 feet to a point, which point is located on the centerline of Southern Natural Gas Company's existing pipeline; thence continuing along the same course in an Easterly direction 32.6 feet to a point; thence turning an angle of 90 deg. to the right and running in a Southerly direction 50 feet to a point, which point is located on the centerline of Southern Natural Gas Company's existing pipeline; thence continuing along the same course in a Southerly direction 50 feet to a point; thence turning an angle of 90 deg. to the right and running in a Westerly direction 100 feet to a point; thence turning an angle of 90 deg. to the

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right and running in a Northerly direction 100 feet, more or less, to the point of beginning and containing 0.23 acres, more or less. Also LESS AND EXCEPT any portion thereof lying West of Alabama Highway 119, subject to highway right of way and easements to Southern Natural Gas Corporation.

PARCEL TWO

SW 1/4 of SE 1/4, Section 11, Township 21 South, Range 3 West, West of the old run of Buck Creek and South of a line running East and West 227 yards South of the intersection of Buck Creek with the West line of Section 11.

PARCEL THREE

NW 1/4 of NE 1/4, Section 14, Township 21 South, Range 3 West, southwest of the old run of Buck Creek less and except that portion southeast of the road and less and except that portion thereof which lies South of a fence line which intersects the East boundary of said 1/4 1/4 Section and run thence in a Southwesterly direction to its point of intersection with the South boundary of said 1/4 1/4 Section.

This conveyance is made subject to the following:

1. 1982 ad valorem taxes, a lien but not yet due and payable.
2. All easements, rights-of-way, restrictions and other limitations, if any, of record.

And the Grantors do, for themselves and their heirs, executors and administrators, covenant with the said Grantee that they are lawfully seized of said premises in fee simple; that they are free from all encumbrances except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same unto the said Grantee, its successors and assigns forever, against the lawful claims of any and all persons.

TO HAVE AND TO HOLD to the said Grantee, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said Douglas M. Kent and wife, Nina W. Kent, have hereto set their hands and seals, this the 20 April, 1982.

Douglas M Kent (SEAL)
Douglas M Kent

Nina W. Kent (SEAL)
Nina W. Kent

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas M. Kent and wife, Nina W. 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 20 day of April,

1982.

[Signature]
Notary Public

My Commission Expires: 10-22-84

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 APR 20 AM 10:59

[Signature]
JUDGE OF PROBATE

Deed TAX	10.00
Rec	4.50
Ind	1.00
	<u>15.50</u>

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