

Send tax notice to:

\$ 40,000.00

JOY K. STANFORD, % DOUGLAS KENT
Route 4, Box 1430
Alabaster, Alabama

This Instrument Prepared By:
Leonard Wertheimer, III
1100 Bank For Savings Building
Birmingham, Alabama 35203

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One and No/100 Dollars and other good and valuable consideration, to the undersigned Kent Farms, an Alabama General Partnership comprised of Douglas M. Kent, as Trustee of the Trust created under the terms of the Last Will and Testament of Roy Wright Kent, deceased, Douglas M. Kent, as Executor of the Estate of Gladys M. Kent, deceased, Douglas M. Kent, and Douglas M. Kent, II (herein referred to as "Grantor"), in hand paid by Joy K. Stanford (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

The SE 1/4 of the SE 1/4 of Section 10, Township 21 South, Range 3 West, subject to easements and highway rights of ways; LESS AND EXCEPT property described in Deed recorded in Deed Book 325, Page 796 in the Probate Office of Shelby County as follows:

Commence at the Southeast corner of Section 10, Township 21 South, Range 3 West; thence run North along the East boundary of such Section 10 a distance of 71.6 feet to a point; thence turn an angle to the left of 91 degrees 58 minutes and run Westerly a

distance of 111.82 feet to a point on the North boundary of Shelby County Road #26, such point being the point of beginning. Begin at the point of beginning and continue Westerly along the North boundary of Shelby County Road #26 a distance of 250.0 feet to a point, thence turn an angle to the right of 90 degrees 00 minutes and run Northerly a distance of 250.0 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes and run Easterly a distance of 250.0 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes and run Southerly a distance of 250.0 feet to the point of beginning.

LESS AND EXCEPT property described as follows:

Commence at the Southeast corner of Section 10, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North along the East Section line a distance of 1339.65 feet to the Northeast corner of the SE 1/4 of the SE 1/4 of said Section 10; thence turn left 89 deg. 32 min. 43 sec. and run West along the North line of said 1/4 - 1/4 Section a distance of 1244.79 feet to the point of beginning; thence turn left 90 deg. 29 min. 58 sec. and run South a distance of 1335.62 feet to the North right-of-way line of Shelby County Highway No. 26; thence turn right 90 deg. 41 min. 07 sec. and run West along said right-of-way a distance of 80.00 feet to the Southwest corner of said 1/4 - 1/4 Section; thence turn right 89 deg. 18 min. 53 sec., leaving said right-of-way, and run North along the West line of said 1/4 - 1/4 Section a distance of 1335.36 feet to the Northwest corner of said 1/4 - 1/4 Section; thence turn right and run East along the North line of said 1/4 - 1/4 Section to the point of beginning.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the year 1984 and 1985, the 1985 ad valorem taxes being a lien, but not yet payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantor does, for itself and its successors and assigns, covenant with the said Grantee that it is lawfully seized of said premises in fee simple; that they are free from all encumbrances except as hereinabove stated; 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 unto the said Grantee, her heirs and assigns forever, against the lawful claims of any and all persons.

TO HAVE AND TO HOLD to the said Grantee, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said Kent Farms, an Alabama General Partnership, by its partners, Douglas M. Kent, as Trustee of the Trust created under the terms of the Last Will and Testament of Roy Wright Kent, deceased, Douglas M. Kent, as Executor of the Estate of Gladys M. Kent, deceased, Douglas M. Kent, and Douglas M. Kent, II, have hereto set their hands and seals, this the 6th day of December, 1984.

KENT FARMS, an Alabama General Partner

By Douglas M. Kent (SEAL)
Douglas M. Kent, as Trustee
of the Trust created under
the terms of the Last Will
and Testament of Roy Wright
Kent, deceased

By Douglas M. Kent (SEAL)
Douglas M. Kent, as Executor
of the Estate of Gladys M.
Kent, deceased

By Douglas M. Kent (SEAL)
Douglas M. Kent

By Douglas M. Kent II (SEAL)
Douglas M. Kent, II

BOOK 011 PAGE 60

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Douglas M. Kent, as Trustee of the Trust created under the terms of the Last Will and Testament of Roy Wright Kent, deceased, Douglas M. Kent, as Executor of the Estate of Gladys M. Kent, deceased, and Douglas M. Kent, individually, 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 on this 6th of December, 1984.

BOOK 0111 PAGE 61

Sherry L. Leona
Notary Public
My Commission Expires: 7-17-88

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Douglas M. Kent, II, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand on this 6th of December, 1984.

STATE OF ALABAMA
COUNTY OF SHELBY
INSTRUMENT NO. 1111

1984 DEC -7 AM 10:50

NOTARY RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>40.00</u>
Mineral Tax		
Recording Fee		<u>10.00</u>
Index Fee		<u>3.00</u>
TOTAL	\$	<u>53.00</u>

Sherry L. Leona
Notary Public
My Commission Expires: 7-17-88