

Send tax notice to:

\$ 40,000.00

Kent Farms

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 Douglas M. Kent and wife, Nina W. Kent, Douglas M. Kent as Executor of the Estate of Gladys M. Kent, deceased, Douglas M. Kent as Trustee of the trust estate created under the Last Will and Testament of Roy W. Kent, deceased, Joy K. Stanford, also known as Joy Kent Stafford, and husband, Melvin Stanford (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:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO

Joy K. Stanford is one and the same as Joy Kent Stafford, the person to whom Gladys M. Kent willed her interest in the subject property in the second codicil to the Last Will and Testament of Gladys M. Kent, deceased.

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 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 successor and assigns forever.

IN WITNESS WHEREOF, the said Douglas M. Kent and wife, Nina W. Kent, Douglas M. Kent as Executor of the Estate of Gladys M. Kent, deceased, Douglas M. Kent as Trustee of the trust estate created under the Last Will and Testament of Roy W. Kent, deceased, Joy K. Stanford, also known as Joy Kent Stanford and husband, Melvin Stanford, have hereto set their hands and seals, this the ____ day of December, 1984.

Douglas M. Kent (SEAL)
Douglas M. Kent

Nina W. Kent (SEAL)
Nina W. Kent

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

Douglas M. Kent (SEAL)
Douglas M. Kent as Trustee
of the trust created under
the Last Will and Testament
of Roy W. Kent, deceased

Joy K. Stanford (SEAL)
Joy K. Stanford, also known
as Joy Kent Stanford
JKS.

Melvin Stanford (SEAL)
Melvin Stanford

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, Douglas M. Kent as Executor of the Estate of Gladys M. Kent, deceased, and Douglas M. Kent as Trustee of the trust estate created under the Last Will and Testament of Roy W. Kent, deceased, 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 011 PAGE 56

Sherry L. Leonard
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 Nina W. Kent, 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, she executed the same voluntarily on the day the same bears date.

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

Sherry L. Leonard
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 Joy K. Stanford, also known as Joy Kent Stanford^{gks}, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand on this 5 of December, 1984.

BOOK 011 PAGE 57

Frank Harris
Notary Public
My Commission Expires: 8-12-87

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Melvin Stanford, 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 5 of December, 1984.

Frank Harris
Notary Public
My Commission Expires: 8-12-87

Book 011 PAGE 57-A

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as: Commence at the Southeast corner of said Section 10; thence run North along the East Section line a distance of 1339.65 feet to the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 10 and the point of beginning; thence turn left 89 deg. 32 min. 43 sec. and run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn right and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1334.55 feet to the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, and the South boundary line of Southwind Subdivision, First Sector, as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama; thence turn right 90 deg. 20 min. 15 sec. and run East along the South boundary line of Southwind Subdivision, First Sector, and the South line of the Walington Developers, Inc., Southwind Subdivision, First Sector, as recorded in Map Book 8, Page 128, in the Probate Office of Shelby County, Alabama, and the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn right and run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1338.50 feet to the point of beginning.

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

1984 DEC -7 AM 10:47

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>40.00</u>
Mineral Tax		
Recording Fee		<u>12.50</u>
Index Fee		<u>3.00</u>
TOTAL	\$	<u>55.50</u>

EXHIBIT "A"