

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE THOUSAND AND NO/100 (\$1,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

KENT FARMS, an Alabama General Partnership, by its general partners, Douglas M. Kent, as Trustee of the Trust created under the terms of the Last Will and Testament of Gladys M. Kent, deceased, Douglas M. Kent, individually, Nina Kent, and Douglas M. Kent, II

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

City of Alabaster, a municipal corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The SW 1/4 of the SE 1/4 and the East 15 acres of the NW 1/4 of the SE 1/4 of Section 10, Township 21 South, Range 3 West.

SUBJECT TO:

1. Taxes for 1986 and subsequent years. 1986 taxes are a lien but not due and payable until October 1, 1986.
2. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
3. Oil and mineral lease to Atlantic Richfield Co., recorded in Deed Book 322, page 3, in Probate Office.
4. Right of way to Shelby County recorded in Deed Book 216, page 584, in Probate Office.
5. Right of way to Southern Natural Gas, dated 8/7/29, recorded in Deed Book 88, page 557, in Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the

City of Alabaster
Box 277
Alabaster, Ala.

same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and
seals this 8th day of May, 1986.

KENT FARMS, an Alabama General Partnership

By: Douglas M. Kent
Douglas M. Kent, as Trustee of the Trust
created under the terms of the Last Will
and Testament of Gladys M. Kent, deceased

By: Douglas M. Kent
Douglas M. Kent, individually

By: Nina Kent
Nina Kent

By: Douglas M. Kent II
Douglas M. Kent, II

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, 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 Gladys M. Kent, deceased,
Douglas M. Kent, individually, Nina Kent and Douglas M.
Kent, II whose names as General Partners of Kent Farms, an
Alabama General Partnership 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 in their capacities as such General Partners
executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 8th day
of May, 1986.

Andrea L. Burgess
Notary Public
My Commission Expires 4/9/88



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

1986 MAY 28 PM 1:05

F. Roman A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>EXEMPT</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>