

This instrument was prepared by:
Daniel M. Spiller, P.C.
100 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
Larry Kent

1922

1434

Handwritten: 1434, 1600, 3007

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Eleven Thousand and 00/100'S *** (\$11,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Andrew C. Hill, a married man

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

Larry Kent

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

See Exhibit A attached hereto and made a part hereof.

Subject to all easements and restrictions of record.

Subject to mineral and mining rights if not owned by Grantor.

Subject property does not constitute the homestead of the Grantor.

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 said grantee, his, her or 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 stated 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 same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of July, 1990.

Signature of Andrew C. Hill

Andrew C. Hill (Seal)

(Seal)

STATE OF ALABAMA)

General Acknowledgement

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew C. Hill, a married man, whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledge before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of July, 1990.

Signature of Notary Public

NOTARY PUBLIC
Commission expires 1-8-94

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Exhibit A

Part of South One-Half of Section 22, Township 20 South, Range 3 West, being more particularly described as follows: Begin at the Southeast corner of said Section 22 and run thence in a Northerly direction along East boundary of said Section 22, a distance of 1056.0 feet; thence turning an angle of 88 deg. 41 min. 24 sec. to the left in a Westerly direction run 1650.0 feet to the Northeast corner of a tract being conveyed to Harvey Geeters; thence continue West and along the North line of the Harvey Geeters lot 1654.64 feet to the East line of the Wade property; thence South along said Wade property 1056 feet, more or less, to the South line of said Section 22; thence turn left and run East along the South line of said Section 22 a distance of 330 feet to the point of beginning; thence continue East along the South line of said Section 22 a distance of 165 feet; thence turn left and run North parallel to the East line of the Wade property 264 feet; thence turn left and run West parallel to the South line of Section 22 a distance of 165 feet; thence turn left and run South parallel to the East line of the Wade property 264 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 JUL 31 AM 10:34

W. H. A. [Signature]
JUDGE OF PROBATE

1	11.00
2	5.00
3	3.00
4	1.00
Total	20.00

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