

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

2463
Send Tax Notice to:
David A. Hagan
1209 Ash Cove
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Ninety-Seven Thousand Five Hundred and 00/100'S *** Dollars (97,500.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

LARRY KENT, d/b/a LARRY KENT BUILDERS
(hereinafter referred to as Grantor), do grant, bargain, sell and convey unto

David A. Hagan, husband, and Pamela Huett Hagan, his wife

(hereinafter referred to as Grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Autumn Ridge, as recorded in Map Book 12, pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama

Subject to easements and restrictions of record.

This is not the sellers Homestead, therefore the joinder of his spouse is not necessary for the conveyance of above-referenced property.

TO HAVE AND TO HOLD, to the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for each survivor 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 31st day of August, 1990.

BOOK 309 PAGE 112

Larry Kent (Seal)
Larry Kent, dba Larry Kent Bull

(Seal)

1. Doc Fee	1.50
2. State Tax	4.50
3. Local Tax	5.00
4. Notary Fee	1.00
5. Recording Fee	1.00
6. Other Fees	0.00
Total	8.00

STATE OF ALABAMA)

General Acknowledgement

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Kent, dba Larry Kent Bull, a married man whose name(s) 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 conveyance, he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of August, 1990.

[Signature]
NOTARY PUBLIC:

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

90 SEP 10 PM 2:03

[Signature]
JUDGE OF PROBATE