

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty Four Thousand Five Hundred and No/100 Dollars (\$84,500.00) to the undersigned grantor, Larry Kent, d/b/a Larry Kent Building Company (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Denise Ann Herring (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 22 according to Survey of Timber Park, Phase II, as recorded in Map Book 14, Page 68 in the Probate Court of Shelby County, Alabama.
Subject to any easements, restrictions of record.
Property is not Homestead of Grantor.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns. And said GRANTOR himself, his(its) successors and assigns, covenant with said GRANTEE, her heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he has a good right to sell and convey the same as aforesaid, and that he will and his successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, Larry Kent d/b/a Larry Kent Building Company, has hereto set his signature and seal, this the 24th day of December 1990.

Larry Kent
LARRY KENT, d/b/a Larry
Kent Building Company

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Larry Kent, d/b/a Larry Kent Building Company, whose name(s) 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of December, 1990.

My Commission Expires:

7/14/94

Notary Public

This instrument was prepared by:
Stella Tipton
Attorney at Law
3932-A Crosshaven Dr.
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
Denise Ann Herring
1555 Timber Drive
Helena, Alabama

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

98 DEC 28 AM 10:23

Thomas A. [Signature]
JUDGE OF PROBATE

1. Deed Tax	84.50
2. Mtg. Tax	
3. Recording Fee	4.50
4. Indexing Fee	3.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	91.00