

This instrument prepared by:
JAMES R. MONCUS, JR.
Attorney at Law
1318 Alford Avenue, Suite 102
Birmingham, AL 35226

Send Tax Notice To:
Larry E. Carlan
1514 Timber Drive
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty-Seven Thousand Nine Hundred and 00/100'S *** (\$87,900.00) to the undersigned Grantor Larry Kent, a married man, d/b/a Larry Kent Bldg. Co., (whether one or more) in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we,

Larry Kent, a married man, d/b/a Larry Kent Bldg. Co. (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Larry E. Carlan and Tracey E. Mathis (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Survey of Timber Park, Phase III, recorded in Map Book 15, page 11, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$85,116.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This property is not the homestead of Grantor or his spouse.

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 or 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 seals(s) this 28th day of June, 1991.

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

91 JUL -3 AM 10:35

JUDGE OF PROBATE

Larry Kent

STATE OF ALABAMA
JEFFERSON COUNTY

1. Deed Tax	3.00
2. Mfg Tax	0.00
3. Recording Fee	3.50
4. Indexing Fee	3.00
5. No 1st Fee	0.00
6. Certified Fee	1.00
Total	7.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Kent, a married man, d/b/a Larry Kent Bldg. Co. whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of June, 1991.

Notary Public

My commission expires 2/23/92