

This instrument was prepared by:

(Name) James R. Kramer
(Address) P. D. Box 1012
Alabaster, AL 35007

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Seven Thousand Five Hundred (\$97,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kent Farm Partnership, An Alabama General Partnership (herein referred to as grantors) do grant, bargain, sell and convey unto Douglas M. Kent and wife, Nina Kent

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 'A'

A part of the NW 1/4 - NE 1/4, THE NE 1/4 - NW 1/4, THE NW 1/4 - NW 1/4, THE SW 1/4 - NE 1/4 AND THE SE 1/4 - NW 1/4, Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the northwest corner of Section 14, township 21 south, Range 3 west, Alabaster, Shelby County, Alabama and run thence easterly along the north line of said Section 14 a distance of 1,460.27' to a point on the easterly right of way line of Highway No. 119 and the point of beginning of the property being described; Thence continue along last described course a distance of 358.64' to a point; Thence turn 90 degrees 00'00" right and run southerly 100.0' to a point; Thence turn 90 degrees 00'00" left and run northerly 100.0' to a point on the north line of said section 14; Thence turn 90 degrees 00'00" right and run easterly along said section line 1,081.01' to a point; thence turn 56 degrees 10' 54" right and run southeasterly 1,254.25' to a point; Thence turn 90 degrees 24' 56" right and run southwesterly 367.61' to a point; Thence turn 15 degrees 16' 21" left and run 91.17' to a point; Thence turn 29 degrees 02' 36" right and run southwesterly 453.22' to a point on the northerly right of way line of Shelby County Highway No. 26; thence turn 103 degrees 25' 29" right and run northerly 143.47' to a point; Thence turn 83 degrees 34' 03" left and run westerly along the south line of the NW1/4 of the NE1/4 of same said Section 14 a distance of 203.32' to the southwest corner of same said NW1/4 of the NE 1/4; thence turn 90 degrees 52' 36" left and run southerly 90.20' to a point on the northerly right of way line of said Highway No. 26; thence turn 96 degrees 35' 49" right and run west-northwesterly along said right of way line of said Highway No. 26 a distance of 1,334.39' to a point on the west line of the NE1/4 of the NW1/4 of same said Section 14; Thence turn 84 degrees 32' 10" right and run northerly along the said west line of said NE1/4 of the NW1/4 a distance of 614.52' to a point; Thence turn 6 degrees 30' 57" right and run 42.24' to a point; Thence turn 107 degrees 25' 13" right and run southeasterly 142.94' to a point; Thence turn 88 degrees 16' 29" left and run northeasterly 148.12' to a point; Thence turn 93 degrees 08' 08" left and run northwesterly 189.34' to a point;

Legal Description continues on reverse side.

TO HAVE AND TO HOLD to the said GRANTEES 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 such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1ST day of April, 19 94.

WITNESS

(Seal)

(Seal)

(Seal)

Douglas M. Kent (Seal)
Douglas M. Kent II (Seal)
04/25/1994-13489 (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgment

01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 108.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas M. Kent and Douglas M. Kent II, whose name s 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1ST day of April, A.D., 19 94

12-15-97

Carrie J. Hunsell

Inst # 1994-13489

Inst # 1994-13489

Thence turn 43 degrees 50 ' 37" right and run 59.54' to a point; Thence turn 21 degrees 49' 29" right and run northerly along the west line of the NE1/4 of the NW1/4 a distance of 149.70' to a point; Thence turn 57 degrees 07' 33" left and run northwesterly 20.72' to a point on the easterly right of way line of Highway No. 119; Thence turn 82 degrees 40' 18" right and run northeasterly along the said right of way line of said Highway 119 a distance of 278.68' to the point of beginning, containing 61.41 acres and subject to any and all easements, agreements, rights of way, restrictions and/or limitations of probated record or applicable law.

Inst # 1994-13489

04/25/1994-13489
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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