

This instrument was prepared by:

(Name) James R. Kramer
(Address) P O 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 and 00/100 (\$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, II. and wife, Peggy S. 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:

04/25/1994-13490
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SHELBY COUNTY JUDGE OF PROBATE
002 HEL 108.50

Parcel 'B'

A Part of the NE1/4 - SW1/4, The NW1/4 - SE1/4, The SW1/4 - SE1/4, The SE1/4 - SW1/4, Section 11 and the NW1/4 - NE1/4 Section 14, all in Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the southwest corner of Section 11, Township 21 south, Range 3 west, Shelby County, Alabama and run thence easterly along the south line of said Section 11 a distance of 1,726.82' to the point of beginning of the property being described; Thence turn 70 degrees 45' 20" left and run northeasterly 208.85' to a point; Thence turn 91 degrees 20' 18" left and run northwesterly 222.68' to a point on the easterly right of way line of Highway No. 119; Thence turn 96 degrees 22' 56" right and run northeasterly along the said easterly right of way line of said Highway No. 119 a distance of 797.72' to the P.C. of a curve to the left having a central angle of 4 degrees 27' 14" and a radius of 5,427.11'; Thence turn 2 degrees 47' 08" left to chord and run northeasterly along the chord of said curve a chord distance of 421.88' to a point; Thence turn 83 degrees 35' 17" right from chord and run east-southeasterly 426.08' to a point; Thence turn 88 degrees 01' 10" left and run north-northeasterly 342.62' to a point in the centerline of Buck Creek: Thence run along the centerline of Buck Creek for the following calls:

Thence 82 degrees 44' 35" right and run easterly 153.94' to a point;
Thence 4 degrees 37' 09" left and run easterly 49.66' to a point;
Thence 32 degrees 29' 01" right and run southeasterly 197.13' to a point;
Thence 20 degrees 32' 23" right and run southeasterly 109.17' to a point;
Thence 22 degrees 12' 53" right and run southeasterly 201.62' to a point;
Thence 4 degrees 07' 45" left and run southeasterly 134.88' to a point;
Thence 20 degrees 14' 32" left and run southeasterly 149.23' to a point;
Thence 8 degrees 17' 23" left and run southeasterly 91.63' to a point;
Thence 1 degree 43' 41" right and run southeasterly 180.98' 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 12th day of April, 19 94.

WITNESS

(Seal)

(Seal)

(Seal)

Douglas M. Kent II

Douglas M. Kent

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY } **General Acknowledgment**

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 names 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 12th day of April, A.D., 19 94

12-15-97

Anne J. Russell

Thence 14 degrees 49'44" right and run southeasterly 235.84' to a point;
Thence 7 degrees 33'27" right and run southeasterly 157.08' to a point;
Thence 5 degrees 18'05" left and run southeasterly 317.79' to a point;
Thence 4 degrees 26'26" left and run southeasterly 199.05' to a point;
Thence 0 degrees 22'40" right and run southeasterly 439.22' to a point;
Thence 2 degrees 10'59" left and run southeasterly 46.66' to a point;
Thence 18 degrees 51'29" left and run southeasterly 207.65' to a point;
Thence 40 degrees 12'49" right and run southerly 59.27' to a point;
Thence 23 degrees 57'09" right and run southerly 30.14' to a point;
Thence 49 degrees 14'43" left and run southeasterly 58.18' to a point;
Thence 53 degrees 17'39" left and run southeasterly 122.86' to a point on the northerly

right of way line of Shelby County Highway No. 26; Thence turn 139 degrees 22'13" right and run southwesterly along said right of way line of said Highway No. 26 a distance of 81.24' to a point; thence turn 0 degrees 54'55" left and continue along said right of way line 138.06' to a point; Thence turn 1 degree 38'59" left and continue along said right of way line 186.90' to a point; Thence turn 5 degrees 12' 39" left and continue along said right of way line 202.96' to a point; Thence turn 118 degrees 54'59" right and run northwesterly 210.0' to a point; Thence turn 17 degrees 55'49" left and run northwesterly 1,254.25' to a point on the south line of Section 11, Thence turn 56 degrees 10'54" left and run westerly along said section line a distance of 1,273.50' 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.

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