

This instrument was prepared by:  
(Name) Joseph E. Conn, Jr  
(Address) 2850 Highway 31 So, Pelham Mall  
Pelham, AL 35124 205-663-4251

Send Tax Notice to:  
(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-four thousand one hundred and no/100 dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**Douglas M. Kent, II. and wife Peggy S. Kent**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Jeff D. McConathy and Billy J. McConathy**

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

A Part of the SE 1/4 of the SW 1/4 of Section 11, Township 21 south, Range 3 west, Shelby County, Alabama, more particualrly 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 a point; Thence turn 70°45'20" left and run northerly a distance of 208.85' to a point; Thence turn 00°07'23" left and continue northerly 124.85' to the point of beginning of the property being described; Thence turn 84°35'22" left and run westerly 210.00' to a point on the easterly right of way line of Highway No. # 119; Thence turn 90°00'00" right and run northerly along said right of way 210.00' to a point; Thence turn 90°00'00" right and run easterly 210.00' to a point; Thence turn 90°00'00" right and run southerly 210.00' to the point of beginning, containing 1.0 acre.

04/25/1994-13491  
01:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 52.50

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, 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 14th  
day of April, 19 94

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Douglas M. Kent II (Seal)  
Douglas M. Kent, II. (Seal)  
Peggy S. Kent (Seal)

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, Ray A. Pate a Notary Public in and for said County,  
in said State, hereby certify that

whose name(s) are signed to the foregoing conveyance, and who are ~~is~~ 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 14 day of April, 19 94

Inst # 1994-13491