

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Kentwood Partners

(Address)

This instrument was prepared by

(Name) Michael T. Atchison, Attorney

(Address) P.O. Box 822 Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Two Thousand 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,

John A. Kent, an unmarried man

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

Kentwood Partners

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

Commence at the Northeast corner of the SE1/4 of the SW1/4 of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama and run thence S 0 degrees 02 minutes 50 seconds W along the East line of said quarter-quarter section 950.43' to the point of beginning of the property being described; Thence continue along last described course 351.94' to a point; Thence run N 87 degrees 47 minutes 15 seconds W along the north line of Shelby County Highway No. 26 a distance of 822.76' to a point; Thence run N 34 degrees 22 minutes 06 seconds W 362.85' to a point; Thence run N 10 degrees 29 minutes, 22 seconds W 295.0' to a point; Thence run N 72 degrees 30 minutes 25 seconds E 101.94' to a point; Thence run N 75 degrees 49 minutes 13 seconds E 186.48' to a point; Thence run N 82 degrees 43 minutes 53 seconds E 264.57' to a point; Thence run S 0 degrees 02 minutes 50 seconds W 127.11' to a point; Thence run S 20 degrees 55 minutes 02 seconds W 50.0' to a point; Thence run S 69 degrees 04 minutes 47 seconds E 7.95' to the P.C. of a curve to the left having a central angle of 1 degree 05 minutes 10 seconds and a radius of 925.0' Thence run along the arc of said curve an arc distance of 17.53' to the Northeast corner of Lot 79, Kentwood, 2nd Addition, Phase I; Thence run S 9 degrees 20 minutes 57 seconds W 127.78' to a point; Thence run S 80 degrees 50 minutes 40 seconds E 212.00' to a point; Thence run N 83 degrees 31 minutes 59 seconds E 235.57' to a point in a curve to the right having a central angle of 16 degrees 19 minutes 29 seconds and a radius of 225.0; Thence run along the arc of said curve an arc distance of 58.42' to a point; Thence run S 89 degrees 57 minutes 09 seconds E 122.31' to the point of beginning.

Situated in Shelby County, Alabama.

THIS DEED IS GIVEN TO CORRECT THAT CERTAIN DEED RECORDED IN INSTRUMENT #1994-13220. Property constitutes no part of Homestead of grantor herein.

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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 9th day of June, 1994.

(Seal)

(Seal)

(Seal)

John A. Kent

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John A. Kent, an unmarried man whose name 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 I executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of June, A. D., 1994.

Notary Public.

06/20/1994-19509
08:52 AM CERTIFIED
General Notary Public
SHELBY COUNTY, ALA
001 NCD 9.50

Inst # 1994-19509