

This instrument was prepared by:
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Pelham, AL. 35124
Tele: 663-4251

Send Tax Notice to:
(Name) _____
(Address) _____

WARRANTY DEED \$500

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Dollars and other good and valuable consideration

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

Kent Farms, An Alabama General Partnership

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey 07/19/1994-22697

M & K Homes, Inc.

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

10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ, MCD 9.50

A parcel of land situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, T.S. 21 S, R 3 W, Alabaster, Shelby County, Alabama more particularly described by metes and bounds as follows:

Commence at the northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 south, Range 3 west, Alabaster, Shelby County, Alabama and run thence southerly along the east line of said quarter-quarter section 90.20' to a point on the north margin of Shelby County Highway No. 26; Thence turn 96° 35' 49" right and run west-northwesterly along said highway right of way 950.39' to the point of beginning of the property being described; Thence continue along last described course 384.00' to a point on the west line of said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said section 14; Thence turn 84° 42' 59" right and run northerly along said quarter quarter line 614.52' to a point; Thence turn 6° 30' 57" right and run 42.24' to a point; Thence turn 107° 25' 13" right and run southeasterly 384.00' to a point; Thence turn 63° 15' 46" right and run southerly 536.89' to the point of beginning, containing 5.03 acres. Property is subject to all easements and / or rights of way of record.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

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 11th day of July, 19 94

BY: Douglas M. Kent (Seal)
Douglas M. Kent, partner

BY: Douglas M. Kent II (Seal)
Douglas M. Kent, II, partner

Kent Farms, an Alabama General Partnership
BY: Douglas M. Kent (Seal)
Douglas M. Kent, as Trustee of the Trust Created under the terms of the Last Will and Testament of Roy Wright Kent, Deceased
BY: Douglas M. Kent (Seal)
Douglas M. Kent, as Executor and as Trustee under the Last Will of Gladys M. Kent, deceased

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, partner and Douglas M. Kent, II, and Douglas M. Kent, as Trustee of the Trust Created under the terms of the Last Will and Testament of Roy Wright Kent, Deceased and Douglas M. Kent, as Executor and as Trustee under the Last Will of Gladys M. Kent, deceased 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 11th day of July, 19 94

Atty. Gen.

Inst # 1994-22697