

This instrument prepared by:  
S. KENT STEWART  
STEWART DAVIS & HUMPHREY  
3800 Colonnade Parkway, Suite 650  
Birmingham, Alabama 35243  
\*\*\*\*\*  
STATE OF ALABAMA  
COUNTY OF JEFFERSON

Send Tax Notice To:  
CYNTHIA L. SEALES  
2024 King Charles Place  
Alabaster, AL 35007

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ONE HUNDRED THIRTEEN THOUSAND FIVE HUNDRED EIGHTY AND NO/100'S DOLLARS (\$ 113,580.00 ) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, LARRY KENT, D/B/A LARRY KENT BUILDING COMPANY, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell and convey unto

CYNTHIA L. SEALES

hereinafter referred to as Grantees the following described real estate situated in SHELBY County, Alabama, being more particularly described as follows, to-wit:

Lot 4, according to the Survey of Spring Gate, Sector, One, as recorded in Map Book 17, Page 142, and corrected Map in Book 18, Page 31, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Being the same property conveyed to Larry Kent d/b/a Larry Kent Building Company by deed dated 12-30-93, recorded in Instrument #1994-09581, with the Judge of Probate of Shelby County, Alabama.


\$107,900.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage filed simultaneously herewith.

Subject to: Easements, restrictions and right of ways of record  
1994 Taxes, a lien not yet due and payable.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE ABOVE STATED GRANTOR AND/OR HIS SPOUSE.

TO HAVE AND TO HOLD unto the said GRANTEE, their heirs and assigns, forever, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set her hand and seals on this the 31st day of August, 1994.

  
\_\_\_\_\_  
Larry Kent, d/b/a  
Larry Kent Building Company

Inst # 1994-27580

09/07/1994-27580  
03:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 17.00

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Larry Kent, d/b/a Larry Kent Building Company, 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 within conveyance, that he executed the same voluntarily and on the day the same bears date.

Given under my hand and seal of office this 31st day of August, 1994.

Margaret M. Kee  
NOTARY PUBLIC  
My Commission Expires: 2-5-95

Inst # 1994-27580

09/07/1994-27580  
03:59 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 NCU 17.00