

This instrument was prepared by

(Name) Clayton T. Sweeney
(Address) 2700 Hwy 280E, Suite 290E
Birmingham, AL 35223

Send Tax Notice To: Larry Kent

named/b/a Larry Kent
Building Co.

address

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen Thousand Five Hundred and No/100's

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,
or we,
Mark H. Acton, Jr., a married man

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

Larry Kent d/b/a Larry Kent Building Co.

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

Lot 17, according to the Survey of Spring Gate, Sector One, Phase Two, as
recorded in Map Book 18, Page 148, in the Probate Office of Shelby County,
Alabama.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable
until October 1, 1995.

Existing covenants and restrictions, easements, building lines and limitations
of record.

The above described property does not constitute the homestead of the
grantor nor his/her spouse.

Inst # 1994-32120

10/26/1994-32120
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 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 3rd
day of October, 1994.

(Seal)

(Seal)

(Seal)

Mark H. Acton, Jr.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Clayton T. Sweeney

hereby certify that Mark H. Acton, Jr.

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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 3rd day of October, A. D. 1994

My commission expires: 5/29/95

Notary Public

Inst # 1994-32120