

WARRANTY DEED
STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand and 00/100 Dollars (\$17,000.00) the undersigned grantor(whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, DOW WIDEMAN LAWACZECK & CHILDS, a general partnership (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto LARRY KENT DBA 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 24, according to the Survey of Lake Terrace, as recorded in Map Book 19, Page 153, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1995 are a lien, not due and payable until October 1, 1995.
2. Easement(s), building line and restrictions as shown on recorded map.
3. Right-of-way granted to Alabama Power Company recorded in Volume 127, Page 412, Volume 134, Page 75, Volume 205, Page 38 and Misc. Volume 2, Page 768.
4. Right-of-way granted to Alabama Power Company and Southern Bell Telephone and Telegraph company recorded in Volume 277, Page 549.
5. Terms, agreements and right of way to Alabama Power Company recorded in Misc. Volume 2, Page 468.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD to 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 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/we have hereunto set my/our hand(s) and seal(s), this _____ day of _____, 19____.

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA)
COUNTY OF _____) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert J. Dow, Gilder L. Wideman, Elmar Lawaczeck, and Stacy J. Childs, whose names as general partners of Dow Wideman Lawaczeck & Childs, a general partnership, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they as such general partners and with full authority executed the same voluntarily for and as the act of said general partnership on the day the same bears date.

Given under my hand and official seal this 11th day of May, 1995.

Notary Public
My commission expires July 1998

This Instrument Prepared By:
Jeffrey E. Rowell
Post Office Box 26427
Birmingham, Alabama 35226

05/25/1995-13693
01:46 PM
SHELBY COUNTY JUDGE OF PROBATE
\$11.50

Inst # 1995-13693