

This instrument was prepared by:

(Name) **Joseph E. Conn, Jr / Survconn Engineering**
(Address) **2850 Pelham Parkway**
Pelham, Alabama 35124

Send Tax Notice to:

(Name) **Douglas M. Kent, II & Peggy S. Kent**
(Address) **9609 Hwy 119**
Alabaster, Al 35007

WARRANTY DEED

STATE OF ALABAMA

County of Shelby } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **fifty four thousand and 00/100**

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 unto

Douglas M. Kent, II and wife, Peggy S. Kent

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

01:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

Commence at the southwest corner of Section 11, Township 21 south, Range 3 west, Alabaster, Shelby County, Alabama and run thence North 00°12'10" West along the west line of said section 11 a distance of 67.13' to a point on the northerly right of way line of Shelby County Highway No. 26; Thence run North 89°52'50" East along said right of way line a distance of 419.50' to the point of beginning of the property being described; Thence run North 89°52'50" East along said right of way line of said highway a distance of 717.54' to a point; Thence run North 24°26'23" East a distance of 604.72' to a point on the southerly right of way line of the Gas Company Pipeline Easement or Right of Way; Thence run North 33°20'18" West along said easement or right of way line 238.83' to a point; Thence continue along said easement or right of way line North 25°28'20" West a distance of 460.75' to a point; Thence continue along same said easement or right of way line North 36°28'02" West a distance of 96.00' to a point; Thence run South 75°20'57" West a distance of 107.71' to a point on the P.C. of a cul de sac curve to the left having a radius of 60.0', a central angle of 154°38'41" and a chord bearing of South 66°12'37"; Thence run along the arc of said cul de sac curve an arc distance of 161.94' to a point; Thence run South 15°15'32" West a distance of 106.03' to a point; Thence run South 53°21'38" East a distance of 123.81' to a point; Thence run South 25°28'21" East a distance of 144.00' to a point; Thence run South 36°53'43" West a distance of 230.59' to a point; Thence run North 53°06'16" West a distance of 94.12' to a point; Thence run South 8°42'27'57" West a distance of 163.33' to a point; Thence run South 32°59'19" West a distance of 127.19' to a point; Thence run South 8°40'50" East a distance of 164.52' to a point; Thence run South 70°00'43" East a distance of 146.64' to a point; Thence run South 16°29'20" West a distance of 88.58' to a point; Thence run North 79°37'20" West a distance of 193.33' to a point; Thence run South 16°40'40" West a distance of 133.51' to a point; Thence run South 58°25'37" East a distance of 39.00' to a point on a cul de sac curve to the left having a radius of 56.00' a central angle of 75°48'52" and a chord bearing of South 6°20'03"; Thence run along the arc of said cul de sac curve an arc distance of 74.10' to a point; Thence run South 45°45'31" West a distance of 93.13' to a point; Thence run S 40°31'56" East a distance of 90.98' to the point of beginning, containing 16.98 acres and subject to any and all easements, restrictions, regulations, limitations and / or rights of way of probated record and/ or applicable law.

All of 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 **30th** day of **June**, 19 **95**

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 (Seal)

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

Douglas M. Kent (Seal)
Douglas M. Kent, as Executor and as Trustee under the 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, Douglas M. Kent, II, partner, Douglas M. Kent, Trustee for Roy Wright Kent, deceased and Douglas M. Kent, as Trustee 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 **30th** day of **June**, 19 **95**

MY COMMISSION EXPIRES DECEMBER 20, 1998