

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Martha Ferguson
(Address) 1900 Indian Lake Drive
Birmingham, AL 35244

Send Tax Notice to:

(Name) _____
(Address) _____

CORRECTIVE

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
John A. Kent

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

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

ATTACHED AS EXHIBIT "A"

This deed is executed for the purpose of correcting the defective execution and acknowledgment in that certain deed from grantor to grantee dated April 22, 1994, and recorded as Instrument No. 1994-13220.

This is not the homestead of the grantor or his spouse.

Inst # 1995-19092

07/20/1995-19092
08:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 July 19, 1995.

Andrea L. Jones (Seal)

(Seal)

John A. Kent (Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John A. Kent, whose name(s) 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 _____ day of July 19, 1995.

My Commission Expires: 6/30/96

Ann M. Ottaway
Notary Public

Inst # 1995-19092

EXHIBIT "A"

Commence at the northeast corner of the SE 1/4 of the SW 1/4 of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence South 0 deg. 02 min. 50 sec. West along the east line of said 1/4-1/4 section 950.43 feet to the point of beginning; thence continue along last described course 351.94 feet to a point; thence run North 87 deg. 47 min. 15 sec. West along the North line of Shelby County Highway No. 26 a distance of 822.76 feet to a point; thence run North 34 deg. 22 min. 06 sec. West 362.85 feet to a point; thence run North 10 deg. 29 min. 22 sec. West 295.0 feet to a point; thence run North 72 deg. 30 min. 25 sec. East 101.94 feet to a point; thence run North 75 deg. 49 min. 13 sec. East 186.48 feet to a point; thence run North 82 deg. 43 min. 53 sec. East 264.57 feet to a point; thence run South 0 deg. 02 min. 50 sec. West 127.11 feet to a point; thence run South 20 deg. 55 min. 02 sec. West 50.0 feet to a point; thence run South 69 deg. 04 min. 47 sec. East 7.95 feet to the P.C. of a curve to the left having a central angle of 1 deg. 05 min. 10 sec. and a radius of 925.0 feet; thence run along the arc of said curve an arc distance of 17.53 feet to the Northeast corner of Lot 79, Kentwood, 2nd Addition Phase I; thence run South 9 deg. 20 min. 57 sec. West 127.78 feet to a point; thence run South 80 deg. 50 min. 40 sec. East 212.00 feet to a point; thence run North 83 deg. 31 min. 59 sec. East 235.57 feet to a point in a curve to the right having a central angle of 16 deg. 19 min. 29 sec. and a radius of 225.0 feet; thence run along the arc of said curve an arc distance of 58.42 feet to a point; thence run South 89 deg 57 min. 09 sec. East 122.31 feet to the point of beginning; being situated in the SE 1/4 of the SW 1/4 of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama.

Inst. # 1995-19092

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