

THIS INSTRUMENT PREPARED BY:
William M. Phillips, Jr., Esquire
Lange, Simpson, Robinson &
Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Christopher J. Lewis, Sr.
Mary C. Lewis
104 Lake Terrace
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of
Ninety Nine Thousand and No/100 (\$99,000.00) DOLLARS and other good
and valuable consideration, to the undersigned Grantor, in hand
paid by the Grantees herein, the receipt whereof is acknowledged,
I

Larry Kent, a married man, d/b/a Larry Kent Building Co.
(herein referred to as "Grantor"), do grant, bargain, sell, and
convey unto

Christopher J. Lewis, Sr. and Mary C. Lewis, husband and wife
(herein referred to as "Grantees"), as joint tenants with right of
survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 2, 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. Ad valorem taxes for the year 1996 and subsequent
years which are not yet due and payable.
2. 30 foot Easement on Northwest and 7.5 foot
Easement on South and North sides of property,
as shown on Map recorded in the Office of the
Judge of Probate of Shelby County, Alabama.
3. 20 foot Building line on East side of
property, as shown on map recorded in said Probate
Office.
4. Declaration of Protective Covenants for Lake
Terrace, appearing of record in Instrument
#1995-12131, in the Probate Office of Shelby
County, Alabama.

12/18/1995-36091
08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Inst # 1995-36091


5. Right of way granted to Alabama Power Company recorded in Volume 127, page 412; Volume 205, page 38 and Misc. Volume 2, page 768, in said Probate Office.
6. Right of way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 277, page 549, in said Probate Office.
7. Terms, agreements and right of way granted to Alabama Power Company recorded in Misc. Volume 2, page 468, in said Probate Office.

Grantor hereby certifies the above described property is not his homestead nor the homestead of Grantor's spouse.

TO HAVE AND TO HOLD unto the Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenant in common.

And I do, for myself and for my heirs, executors, administrators and assigns covenant with the Grantee, her heirs, executors, administrators and assigns, that I am lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as of the 15th day of December, 1995.

 (Seal)
Larry Kent, Individually
and d/b/a Larry Kent
Building Co.

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that Larry Kent, Individually and d/b/a Larry Kent Building Co., 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 as of the 15th day of December, 1995.


Notary Public
My Commission Expires

MY COMMISSION EXPIRES MARCH 2, 1996

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