

**WARRANTY DEED**  
**STATE OF ALABAMA)**  
**JEFFERSON COUNTY)**

**KNOW ALL MEN BY THESE PRESENTS:**

*Full amount of Warranty Deed paid from proceeds  
of Mortgage Deed filed simultaneously.*

That in consideration of FIFTEEN THOUSAND and 00/100 DOLLARS (\$15,000.00) 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 19, 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 1996 are a lien, not due and payable until October 1, 1996.
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 \_\_\_\_\_, 1996.

(Seal)

(Seal)

(Seal)

*E. J. Williams* (Seal)

*Robert J. Dow* (Seal)

*David L. Wideman* (Seal)

STATE OF ALABAMA ) General Acknowledgment

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert J. Dow, whose name as general partner of Dow Wideman Lawaczeck & Childs, a general partnership, 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 as such general partner 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 7 day of Feb., 1996.

02/21/1996-05544  
1 - SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 12.00

*Geraldine H. Lake*  
Notary Public

My commission expires: 7/98

STATE OF ALABAMA ) General Acknowledgment

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gilder L. Wideman, whose name as general partner of Dow Wideman Lawaczeck & Childs, a general partnership, 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 as such general partner 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 12 day of Feb., 1996.

Geraldine A. Lake  
Notary Public  
My commission expires: 7/98

STATE OF ALABAMA ) General Acknowledgment

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elmar Lawaczeck, whose name as general partner of Dow Wideman Lawaczeck & Childs, a general partnership, 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 as such general partner 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 12 day of Feb, 1996.

Geraldine A. Lake  
Notary Public  
My commission expires: 7/98

Send Tax Notice To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Inst # 1996-05544  
02/21/1996-05544  
10:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00