

This instrument was prepared by:

(Name) _____
(Address) _____

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY EIGHT THOUSAND AND 00/100 (38,000.00) 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,

Larry Kent d/b/a Larry Kent Building Company

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

Alton Wright d/b/a Alton Wright Construction

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

Shelby County, Alabama, to-wit:

Lots 57 and 80, according to the Survey of Bridlewood Parc, Sector Three, as recorded in Map Book 20, Page 41, in the Probate Office of Shelby County, Alabama; Mineral and mining rights excepted.

SUBJECT TO:

1. Taxes for the years 1996 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

The property being conveyed herein does not constitute the homestead of the Grantor or his spouse.

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

Inst # 1996-06435

02/28/1996-06435
03:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9:30 AM

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 herunto set my (our) hand(s) and seal(s) this 23rd day of February, 19 96.

(Seal)

(Seal)

(Seal)

Larry Kent

(Seal)

Larry Kent d/b/a
Larry Kent Building Company

(Seal)

(Seal)

STATE OF ALABAMA

County

General Acknowledgment

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Larry Kent d/b/a Larry Kent Building Company, 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 February, 19 96

MY COMMISSION EXPIRES FEBRUARY 24, 1997

My Commission Expires:

Samuel C. Smith

Notary Public