

Send Tax Notice To:
Bryan L. Fowler and wife,
Nancy C. Fowler
3741 Chestnut Ridge Lane #607
Birmingham, Alabama 35216

This instrument was prepared by:
JAMES W. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Seventy Five Thousand Dollars and 00/100 (\$75,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Kent Farms, an Alabama General Partnership, by Douglas M. Kent, as Trustee of the Trust created under the will of Roy Wright Kent, deceased; Douglas M. Kent, as Executor and as Trustee under the will of Gladys H. Kent, deceased; Douglas M. Kent, a partner; Douglas M. Kent II, a partner,** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Bryan L. Fowler and wife, Nancy C. Fowler** (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. Easement(s) to Plantation Pipeline Co. as shown by instrument recorded in Deed 112 page 281 in Probate Office.
2. Easement(s) to A T & T as shown by instrument recorded in Real 213 page 992 in Probate Office.
6. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: This property does not constitute the homestead of the Grantor.

NOTE: \$60,000.00 of the above consideration came from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said 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 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 tenants in common.

Inst # 1996-13256
04/23/1996-13256
03:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MEL 32.00

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we 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 said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 8th day of April, 1996.

Kent Farms, an Alabama General Partnership

Douglas M. Kent, Trustee
Douglas M. Kent, as Trustee of the Trust
created under the will of Roy Wright Kent,
deceased

Douglas M. Kent, Executor
Douglas M. Kent, as Executor and Trustee
under the will of Gladys H. Kent, deceased

Douglas M. Kent
Douglas M. Kent, Partner

Douglas M. Kent II
Douglas M. Kent, II, Partner

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas M. Kent, a partner of Kent Farms, an Alabama General partnership, 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, in his capacity as a partner, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of April, 1996.

Kimberly M. Molten
Notary Public
My Commission Expires: 3-1-99

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas M. Kent, II, a partner of Kent Farms, an Alabama General partnership, 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, in his capacity as a partner, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of April, 1996.


Notary Public
My Commission Expires: 3-1-99

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas M. Kent, as Executor and Trustee under the will of Gladys H. Kent, deceased, 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, in his capacity as Executor and Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of April, 1996.


Notary Public
My Commission Expires: 3-1-99

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas M. Kent, as Trustee of the Trust created under the will of Roy Wright Kent, deceased, 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, in his capacity as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of April, 1996.



Notary Public
My Commission Expires: 3-1-99

EXHIBIT A

Commence at the SW corner of Section 11, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama and run thence North 00 deg. 12 min. 10 sec. West along the West line of said Section a distance of 67.13 feet to a point on the Northerly margin of Shelby County Highway No. 26; thence run North 89 deg. 52 min. 20 sec. East along said margin of said highway a distance of 1,367.93 feet to a point; thence run North 24 deg. 26 min. 23 sec. East along the Easterly line of the Tidmore Oil Company parcel a distance of 207.50 feet to a point; thence run South 89 deg. 52 min. 50 sec. West a distance of 54.97 feet to a point on the Westerly margin of a future proposed access street; thence run North 24 deg. 26 min. 23 sec. East along said margin of said future access street a distance of 544.08 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course a distance of 140.00 feet to a steel pin corner; thence run North 65 deg. 33 min. 37 sec. West a distance of 160.00 feet to a steel pin corner; thence run South 24 deg. 26 min. 23 sec. West a distance of 140.00 feet to a steel pin corner; thence run South 65 deg. 33 min. 37 sec. East a distance of 160.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1996-13256

04/23/1996-13256
03:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 NEL 32.00