

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

Eastern Office
(205) 833-1571
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(205) 988-5600
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This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) DEBORAH B. NICHOLAS
(Address) 5013 Bridlewood Parc Lane
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-One Thousand Nine Hundred and no/100----- 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 dba LARRY KENT BUILDING COMPANY
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

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

SHELBY

County, Alabama, to-wit:

Lot 77, 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.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years, (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

\$ 115,800.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-21946

07/09/1996-21946
11:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 16.00

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 20th
day of June, 19 96.

(Seal)

(Seal)

(Seal)

LARRY KENT dba LARRY KENT BUILDING COMPANY

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that LARRY KENT dba 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 20th day of June, 19 96.

My Commission Expires:

Notary Public