

Send Tax Notice To:

Brett A. Melton and wife,  
Kimberly A. Melton  
152 Cedar Bend Drive  
Helena, Alabama 35080

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

Inst # 1996-25187

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**Warranty Deed, Jointly For Life With Remainder To Survivor**

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**STATE OF ALABAMA )**

**KNOW ALL MEN BY THESE PRESENTS,**

**COUNTY OF SHELBY )**

THAT IN CONSIDERATION OF One Hundred Three Thousand Five Hundred Dollars and 00/100 (\$103,500.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Larry Kent, a married man d/b/a Larry Kent Building Co.**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Brett A. Melton and wife, Kimberly A. Melton**, (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:

Lot 11, in Block 2, according to the Survey of Cedar Bend, Phase 2, as recorded in Map Book 20, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1996 and subsequent years.
2. 20 foot building line as shown on recorded map.
3. 20 foot easement on north and west side of lot lines and 30 foot Southern Natural Gas Company Easement on Southeast side of lot, as shown on recorded map.
4. Restrictions as shown on recorded map.
5. Right-of-Way granted to Alabama Power Company recorded in Volume 109, Page 582, Volume 174, Page 306 and Volume 226, Page 533.
6. Right-of-Way granted to Southern Natural Gas Company recorded in Volume 90, Page 480 and Volume 142, Page 545.
7. Right-of-Way granted to Plantation Pipeline as recorded in Volume 112, Page 207, and Volume 139, Page 201.
8. Mineral and mining rights excepted.
9. 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: \$91,000.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

08/05/1996-25187  
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SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 24.50

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.

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 (I) have hereunto set our hand(s) and seal, this 30th day of July, 1996.


  
Grantor - Larry Kent d/b/a Larry Kent  
Building Co.

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Larry Kent 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 date the same bears date.

Given under my hand and official seal, this the 30th day of July, 1996.

  
Notary Public  
My commission expires: 5/21/99

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