

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY SEVEN THOUSAND FIVE HUNDRED & NO/100----
(\$87,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged ~~to~~, Larry Kent dba Larry
Kent Building Company (herein referred to as grantors), do grant, bargain, sell
and convey unto Curtis W. Brooks (herein referred to as GRANTEES) for and during
their joint lives and upon the death of either of them, then to the survivor of
them in fee simple, together with every contingent remainder and right of
reversion, the following described real estate, situated in Shelby County,
Alabama, to-wit:

Lot 22, according to the Survey of Timberleaf Townhomes, as recorded in Map
Book 21, Page 31, in the Probate Office of Shelby County, Alabama. Mineral
and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

GRANTEES' ADDRESS: 109 Timberleaf Circle Alabaster, Alabama 35007

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF LARRY KENT DBA LARRY KENT
BUILDING COMPANY AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon
the death of either of them, then to the survivor of them in fee simple, and to
the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with 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 stated above; that I (we) have a 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
GRANTEES, their heirs and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9th day of May,
1997.

Larry Kent dba Larry Kent Building Company
By: Larry Kent (SEAL)
Larry Kent

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

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

Given under my hand and official seal this 9th day of May A.D., 1997

[Signature]
Notary Public

05/13/1997-14882
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 96.00

Inst # 1997-14882