

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

Send Tax Notice To: J. AUSTIN QUINA

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

name

235 WARWICK LANE

address

ALABASTER, ALABAMA 35007

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTEEN THOUSAND AND NO/100-----

-----DOLLARS (\$115,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, LARRY KENT D/B/A LARRY KENT BUILDING COMPANY

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto J. AUSTIN QUINA

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

County, Alabama,

to-wit:

LOT 190, ACCORDING TO THE SURVEY OF PHASE II, WEATHERLY, WARWICK VILLAGE-SECTOR
17, AS RECORDED IN MAP BOOK 22, PAGE 67, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1997 AND THEREAFTER.

BUILDING LINE AND EASEMENT AS SHOWN ON RECORD MAP.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS
RECORDED IN INST# 1996-9243.

RESTRICTIONS AND COVENANTS OF RECORD IN INST#1995-32578, INST#1995-34622 AND
INST#1996-14611.

NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES
RECORDED IN INST#1993-37546; INST# 1993-39916; INST#1993-39001 AND
INST#1993-40411.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.

THE PROPERTY CONVEYED IS NOT THE HOMESTEAD OF THE GRANTOR.

05/27/1997-16387
03:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

001 MCD

9.50

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 person.

IN WITNESS WHEREOF, I have hereunto set MY hand(s) and seal (s), this 22nd

day of May, 19 97

_____(Seal)

_____(Seal)

_____(Seal)

Larry Kent
LARRY KENT

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR.

LARRY KENT a married person

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 hands and official seal this 22nd day of May, A.D. 19 97

GENE W. GRAY, JR.

Notary Public