

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$93,600.00 paid by Richard F. Chick and Caroline N. Chick, to Larry Kent dba Larry Kent Building Company (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Richard F. Chick and Caroline N. Chick (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Timberleaf Townhomes, as recorded in Map Book 21, Page 31, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Taxes for the year 1997 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

Address of the property is: 117 Timberleaf Circle  
Alabaster, Alabama 35007

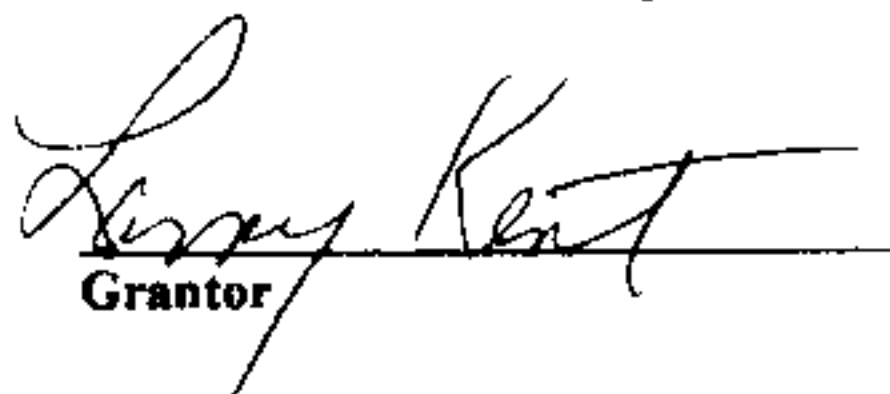
\$88,900.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, LARRY KENT has caused these presents to be executed in its name and on its behalf and in its capacity as GRANTOR, as aforesaid, on this the 3 day of JULY, 1997.

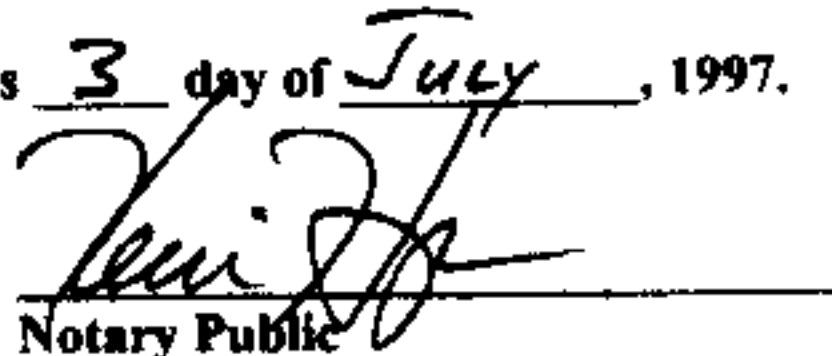
  
Grantor

\_\_\_\_\_  
Grantor

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY KENT, 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/she as such officer and with full authority, executed the same voluntarily.

Given under my hand and official seal this 3 day of JULY, 1997.

  
Notary Public

Commission Expires: 11/15/00

THIS INSTRUMENT PREPARED BY:  
Kevin K. Hays, Attorney at Law  
200 Canyon Park Drive  
Pelham, Alabama 35124

SEND TAX NOTICES TO:  
Richard F. Chick and Caroline N. Chick  
117 Timberleaf Circle  
Alabaster, Alabama 35007

07/09/1997-21526  
01:50 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 13.50