

This instrument was prepared by:

(Name) Joseph E. Conn, Jr.  
(Address) 2850 Highway 31 So.  
Pelham, AL 35124

Send Tax Notice to:

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
**Mike Kent**

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

**Jeff McConathy and Marvin Hall**

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Commence at the southwest corner of Section 11, Township 21 south, Range 3 west, Alabaster, Shelby County, Alabama and run thence easterly along the south line of said Section 11 a distance of 1,726.82' to a point; Thence turn 70 degrees 45 minutes 20 seconds to the left and run northerly 208.85' to a steel rebar corner and the point of beginning of the property being described; Thence turn 00 degrees 07 minutes 23 seconds to the left and continue northerly 124.85' to a steel rebar corner; Thence turn 84 degrees 33 minutes 48 seconds to the left and run westerly 210.00' to a steel rebar corner on the easterly right of way line of Alabama Highway No. 119; Thence turn 90 degrees 13 minutes 43 seconds to the left and run southerly along said right of way line of said highway 150.04' to a steel rebar corner; Thence turn 96 degrees 23 minutes 08 seconds to the left and run easterly 222.68' to the point of beginning, containing 29,655 square feet or 0.6807 of an acre. Property is subject to any and all easements, rights of way, restrictions, regulations and/ or limitations of probated record, regulation or applicable law.

Inst # 1997-29062

09/09/1997-29062  
12:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEE, his, her ~~or their~~ heirs 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, 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 grantee, his, her or their heirs 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 6th  
day of May, 19 97

Mike Kent (Seal)  
\_\_\_\_\_  
(Seal)

Jeff McConathy (Seal)  
Marvin Hall (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

County }

General Acknowledgment

I, Marsha Mauer a Notary Public in and for said County,  
in said State, hereby certify that Mike Kent

whose name(s) ✓ 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, MK executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of May, 19 97