

Send Tax Notice To:
Guy J. Smith and wife,
Nell T. Smith
2406 Tyler Road
Birmingham, Alabama 35226

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

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Ninety Thousand Dollars and 00/100 (\$90,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Kent Farms, an Alabama General Partnership, by Douglas M. Kent, as Trustee of the Trust created under the will of Roy Wright Kent, deceased; Douglas M. Kent, as Executor and as Trustee under the will of Gladys H. Kent, deceased; Douglas M. Kent, a partner; Douglas M. Kent II, a partner,** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Guy J. Smith and wife, Nell T. Smith** (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:

See Attached Exhibit A

Subject to:

1. General and special taxes or assessments for 1998 and subsequent years not yet due and payable.
2. Easement(s) to Plantation Pipeline Co. as shown by instrument recorded in Deed 112 page 281 in Probate Office.
3. Easement(s) to City of Alabaster as shown by instrument recorded in Inst. #1996-33520 in Probate Office.
4. Easement(s) to A T & T as shown by instrument recorded in Deed 213 page 992 in Probate Office.
5. Rights of others to use the 50 foot proposed future street easement as set out in Exhibit A, herein.
6. All other 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.

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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 have hereunto set my hand and seal this 20th day of November, 1997.

Kent Farms, an Alabama General Partnership

Douglas M. Kent
Douglas M. Kent, as Trustee of the Trust
created under the will of Roy Wright Kent,
deceased

Douglas M. Kent
Douglas M. Kent, as Executor and Trustee
under the will of Gladys H. Kent, deceased

Douglas M. Kent
Douglas M. Kent, Partner

Douglas M. Kent II
Douglas M. Kent, II, Partner

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas M. Kent, a partner of Kent Farms, an Alabama General partnership, 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, in his capacity as a partner, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of November, 1997.

Kimberly M. Melton
Notary Public
My Commission Expires: 3-1-99

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas M. Kent, II, a partner of Kent Farms, an Alabama General partnership, 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, in his capacity as a partner, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the ^{20th} ~~20th~~ day of ^{November} ~~April~~, 1997.

Kimberly M. Melton
Notary Public
My Commission Expires: 3-1-99

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas M. Kent, as Executor and Trustee under the will of Gladys H. Kent, deceased, 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, in his capacity as Executor and Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the ^{20th} ~~20th~~ day of ^{November} ~~April~~, 1997.

Kimberly M. Melton
Notary Public
My Commission Expires: 3-1-99

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas M. Kent, as Trustee of the Trust created under the will of Roy Wright Kent, deceased, 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, in his capacity as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the ^{20th} ~~20th~~ day of ^{November} ~~April~~, 1997.

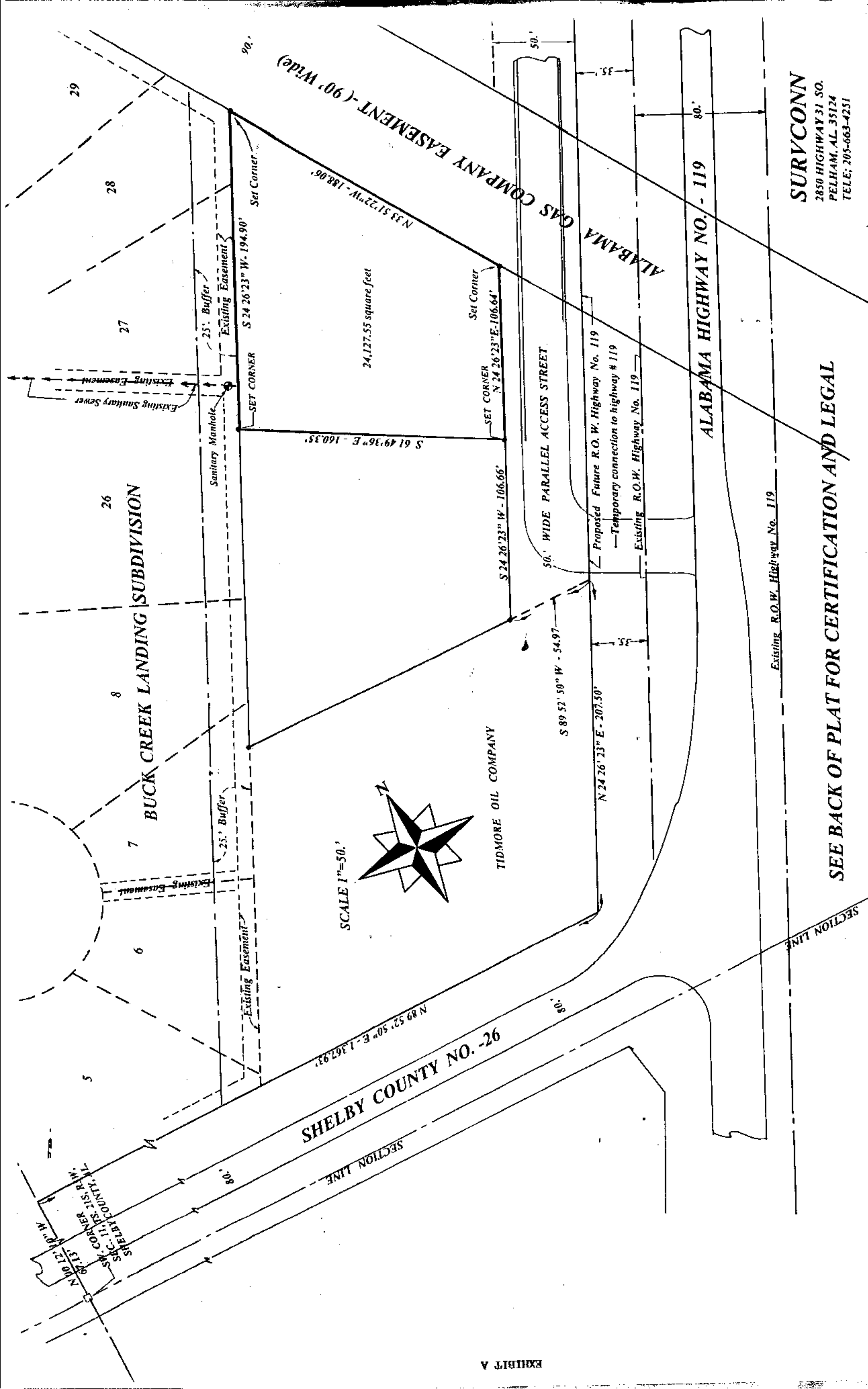
Kimberly M. Melton
Notary Public
My Commission Expires: 3-1-99

EXHIBIT A

A parcel of land situated in the South 1/2 of the SW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 00 deg. 12 min. 10 sec. West along the West line of said Section 11, a distance of 67.13 feet to a point on the Northerly margin of Shelby County Highway No. 26; thence run North 89 deg. 52 min. 50 sec. East along said margin of said highway a distance of 1,367.93 feet to a point; thence run North 24 deg. 26 min. 23 sec. East a distance of 207.50 feet to a point; thence run South 89 deg. 52 min. 50 sec. West a distance of 54.97 feet to a point on the North margin of an unnamed public street; thence run North 24 deg. 26 min. 23 sec. East along said margin of said street a distance of 106.66 feet to a steel pin corner and the point of beginning of the property being described; thence continue along the last described course a distance of 106.64 feet to a Steel pin corner on the South line of the Alabama Gas Company Easement; thence run North 33 deg. 51 min. 22 sec. West along said South line of said easement a distance of 188.06 feet to a steel pin corner; thence run South 24 deg. 26 min. 23 sec. West along the Easterly line of the Buck Creek Landing Subdivision a distance of 194.90 feet to a steel pin corner; thence run South 61 deg. 49 min. 36 sec. East a distance of 160.35 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, a non-exclusive easement to the 50 foot wide parallel access street lying adjacent to the above described property and Highway #119, as shown on the survey by Joseph Conn, Jr. and Survconn, dated November 20, 1997, and attached Exhibit A, hereto.



SURVCONN
2850 HIGHWAY 31 SO.
PELHAM, AL 35124
TELE: 205-663-4251

SEE BACK OF PLAT FOR CERTIFICATION AND LEGAL

STATE OF ALABAMA
COUNTY OF SHELBY
CITY OF ALABASTER

I, Joseph E. Conn, Jr., a Registered Professional Land Surveyor in the State of Alabama hereby certify that this is a true and correct plat of my survey as shown hereon; That steel pin corners have been found or installed at all property corners as shown hereon designated by small dark circles; That there are no visible encroachments upon the subject property except as shown hereon excluding utility service lines, wires or pipes that serve the subject property only or that are within dedicated easements or right of ways. I further certify that I have consulted the Federal Insurance Administration's Flood Hazard Panel for the area and have determined that the subject property is not in a special flood prone area and that this survey and this plat meet the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows:

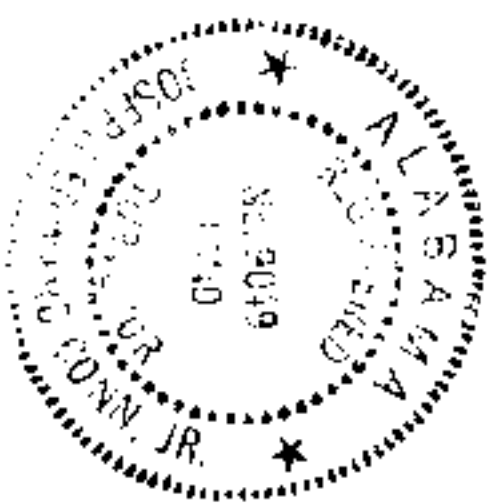
Commence at the southwest corner of Section 11, Township 21 south, Range 3 west, Shelby County, Alabama and run thence North 00 degrees 12 minutes 10 seconds West along the west line of said Section 11 a distance of 67.13' to a point on the northerly margin of Shelby County Highway No. 26; Thence run North 89 degrees 52 minutes 50 seconds East along said margin of said highway a distance of 1,367.93' to a point; Thence run North 24 degrees 26 minutes 23 seconds East a distance of 207.50' to a point; Thence run South 89 degrees 52 minutes 50 seconds West a distance of 54.97' to a point on the north margin of an unnamed public street; Thence run North 24 degrees 26 minutes 23 seconds East along said street a distance of 106.66' to a steel pin corner and the point of beginning of the property being described; Thence continue along last described course a distance of 106.64' to a steel pin corner on the south line of the Alabama Gas Company Easement; Thence run North 33 degrees 51 minutes 22 seconds West along said south line of said easement a distance of 188.06' to a steel pin corner; Thence run South 24 degrees 26 minutes 23 seconds West along the easterly line of the Buck Creek Landing Subdivision a distance of 194.90' to a steel pin corner; Thence run South 61 degrees 49 minutes 36 seconds East a distance of 160.35' to the point of beginning, containing 24,127.55 square feet. Property is subject to any and all agreements, easements, rights of way, restrictions and/or limitations of probated record and/or applicable law.

According to my survey of November 20, 1997

Joseph E. Conn, Jr.
Joseph E. Conn, Jr. Alabama PLS No. # 0049

File No. 2-20-1997-2-N
Buck Creek Plaza-Alabaster
Jim Strickland-Mike Kent
Nov. 1997

SURVCONN
2850 HIGHWAY 31 SOUTH
PELHAM, ALABAMA 35124
TELEPHONE 205-663-4251



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