

This instrument was prepared by

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

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND & NO/100----  
(\$124,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand  
paid by the grantee herein, the receipt whereof is acknowledged, I Arthur Keith  
Snellings, a single individual (herein referred to as grantor, whether one or  
more), grant, bargain, sell and convey unto Douglas M. Kent, II, a single  
individual (herein referred to as grantee, whether one or more), the following  
described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Autumn Ridge, as recorded in Map Book 12  
pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama; being  
situated in 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.

\$99,200.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 1303 Elm Circle Alabaster, Alabama 35007

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 have hereunto set my hand and seal, this 31st day of March,  
1998.

  
Arthur Keith Snellings

(SEAL

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 Arthur Keith Snellings, a single individual 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 31st day of March A.D., 1998

  
Notary Public

2-20-99

RECORDED  
MY COMM. EXPIRES  
2/20/99

04/02/1998-11595  
09:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 33.50

Inst # 1998-11595