

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & KellyKenneth L. Benton(Name) 2491 Pelham Parkway
Pelham, AL 35124(Name) 128 Cedar Grove Parkway
Alabaster, AL 35007

(Address)

(Address)

WARRANTY DEEDSTATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seven Thousand and no/100 Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

Larry Kent, d/b/a, Larry Kent Building Company

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

Kenneth L. Benton, a single person(herein referred to as grantee, whether one or more), the following described real estate situated in
Shelby County, Alabama, to-wit:Lot 42, according to the Survey of Cedar Grove at Sterling Gate, Sector 1, Phase 1, as recorded in Map Book 22 page 92 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 96,300.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st day ofMarch, 19 98.

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Larry Kent, d/b/a, Larry Kent Building Company, 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, heexecuted the same voluntarily on the day the same bears date.
Given under my hand and official seal, this the 31st day of March, 19 98.

Notary Public

3-12-2001

04/14/1998-13298
01:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 19.30

Inst # 1998-13298