

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
(Address) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124

Send Tax Notice To: JAMES MICHAEL REAVES
name
524 CEDAR COVE CIRCLE
address
ALABASTER, AL 35007

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$108,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, &
or we,
LARRY KENT

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

JAMES MICHAEL REAVES

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

Lot 31, 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 existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$100,000.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

05/08/1998-16917
10:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEI 17.00

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 hands(s) and seal(s), this 4th
day of May, 1998

(Seal)

(Seal)

(Seal)

LARRY KENT

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 4th day of May, A. D. 1998

Notary Public