

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly  
 (Name) 2491 Pelham Parkway  
 Pelham, AL 35124

(Address)

Barbara F. Turner  
 (Name) 451 Cedar Grove Lane  
 Maylene, AL 35114

(Address)

Inst. # 1998-51257

**WARRANTY DEED**

STATE OF ALABAMA  
 COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Twenty-Three Thousand, Five Hundred & no/100----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES 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

Barbara F. Turner

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

Lot 20, according to the Survey of Cedar Grove at Sterling Gate, Sector 1, Phase 2, as recorded in Map Book 24 page 20 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1999 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.

\$ 20,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.


 12/23/1998-51257  
 11:14 AM CERTIFIED  
 96 BY COUNTY JUDGE J. MOORE  
 112.00  
 1998

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 7th day of  
December 19 98.

(Seal)



(Seal)

Larry Kent d/b/a Larry Kent Building Company

(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 in 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 the 7th day of December 19 98.



Notary Public

