

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly

Marc D. Anthony

(Name) 2491 Pelham Parkway
Pelham, AL 35124

(Name) 443 Cedar Grove Lane
Maylene, AL 35114

(Address)

(Address)

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventeen Thousand, Nine Hundred Twenty-Two & 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

Inst # 1998-52131

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

Marc D. Anthony

12/30/1998-52131
02:03 PM CERTIFIED

(herein referred to as grantee, whether one or more), the following described land is situated in
Shelby County, Alabama, 002 with 23.00

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

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.

\$ 106,100.00 of the purchase price recired 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 11th day of

December, 19 98.

(Seal)

Larry Kent

(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 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 the 11th day of December, 19 98.

[Signature]
Notary Public

EXHIBIT "A"

Lot 22, according to the Map 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.

Inst # 1998-52131

12/30/1998-52131
02:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 23.00