

(Name)
(Address)

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand Five Hundred & 00/100 (\$6,500.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I,

Larry Kent, a married man

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

Dennis Ellison

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

County, Alabama, to-wit:

1/2 undivided interest in Lot 25 According to the Survey of Willow Cove Phase 2, as recorded in Map Book 24, Page 49 in the office of the Judge of Probate, Shelby County, Alabama.

This is not now nor has it ever been Grantor's homestead.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her their heirs, or its successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN witness WHEREOF, I have hereunto set my hand and seal this 15th

day of April 19 99

(Seal)

Larry Kent
(Seal)

(Seal)

Inst # 1999-28535

05/14/1999-20535
02:03 PM CERTIFIED

STATE OF ALABAMA

Shelby

County

} General Acknowledgment

I, James R. Hartz

SHELBY COUNTY SNA

16.00

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, has executed the same voluntarily on the day the same bears date. Given under my hand and official seal, this 15th day of April

19 99

5-3-99

My Commission Expires:

James R. Hartz

Notary Public