

THIS INSTRUMENT PREPARED BY:

**James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244**

SEND TAX NOTICE TO:

**Robert S. Harris
Post Office Box 1225
Columbiana, AL 35051
Inst # 1999-26605**

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

**06/23/1999-26605
10:26 AM CERTIFIED**

**SHELBY COUNTY JUDGE OF PROBATE
DOES CON ED.65**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT in consideration of Eighty-Three Thousand

Thousand Three Hundred Twenty-Six and No/100 Dollars (\$83,326.00) and other good and valuable consideration, to the undersigned Kent Farms, an Alabama General Partnership, by Douglas M. Kent, as Trustee of the Trust created under the Will of Roy Wright Kent, deceased; Douglas M. Kent, as Executor and as Trustee under the Will of Gladys H. Kent, deceased; Douglas M. Kent, a partner, Douglas M. Kent, II, a partner (herein referred to as Grantors), in hand paid by Robert S. Harris (herein referred to as Grantee), the receipt whereof is hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

- Also, a non-exclusive easement to the 50 foot wide parallel access streets (Parallel Access Street and Plaza Circle) lying adjacent to the above described property and Highway #119, as shown on the survey by Conn Allen & Conn, dated June 4, 1999 (attached).

SUBJECT TO: (1) Current taxes; (2) Easement(s) to Plantation Pipe Line as shown by instrument recorded in Deed Book 112, at Page 281, in Probate Office; (3) Easement to City of Alabaster as shown by instrument recorded in Instrument No 1996-33520 in Probate Office; (4) Easement(s) to AT&T Co., as shown by instrument recorded in Deed Book 213, at Page 992, in Probate Office; (5) Rights to others to use of the 50 foot proposed future street easement set out herein; (6) A 15 feet easement along the Southeasterly side as shown on the survey of Conn, Allen & Conn dated June 4, 1999.

\$83,326.00 of the above consideration came from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

And said Grantors do for themselves, their heirs, successors, executors and administrators, covenant with said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their

heirs, successors, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 21st day of June, 1999.

WITNESSES:

Anne Marshall

KENT FARMS, an Alabama General Partnership

By:

Douglas M. Kent
Douglas M. Kent, as Trustee of the Trust created under the Will of Roy Wright Kent, deceased, as Partner

Anne Marshall

By:

Douglas M. Kent
Douglas M. Kent, as Executor and Trustee under the Will of Gladys H. Kent, deceased, as Partner

Anne Marshall

By:

Douglas M. Kent
Douglas M. Kent, as Partner

Anne Marshall

By:

Douglas M. Kent II
Douglas M. Kent, II, as Partner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas M. Kent, whose name as Trustee of the Trust created under the Will of Roy Wright Kent, deceased, as Partner of Kent Farms, an Alabama general partnership, 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, in his capacity as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21st day of June, 1999.

Anne P. Marshall
Notary Public

My Commission Expires: 3/15/2003

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas M. Kent, whose name as Executor and as Trustee under the Will of Gladys H. Kent, deceased, as Partner of Kent Farms, an Alabama general partnership, 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, in his capacity as such Executor and Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21st day of June, 1999.

Anne P. Marshall
Notary Public

My Commission Expires: 3/13/2003

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas M. Kent, as Partner of Kent Farms, an Alabama general partnership, 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, in his capacity as such Partner and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21st day of June, 1999.

Anne P. Marshall
Notary Public

My Commission Expires: 3/13/2003

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas M. Kent, II, as Partner of Kent Farms, an Alabama general partnership, 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, in his capacity as such Partner and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21st day of June, 1999.

Anne P. Marshall
Notary Public

My Commission Expires: 3/13/2003

EXHIBIT A

A parcel of land located in the South 1/2 of the SW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:
Commence at the SW corner of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 00 deg. 12 min. 10 sec. West along the West line of said Section a distance of 1,785.96 feet to a point; thence run South 65 deg. 33 min. 37 sec. East a distance of 1,595.85 feet to a steel rebar corner and the point of beginning of the property being described; thence continue South 65 deg. 33 min. 37 sec. East a distance of 155.00 feet to a steel rebar corner; thence run North 24 deg. 26 min. 23 sec. East along the rear lot line of the Domino's Pizza Company Lot a distance of 125.00 feet to a steel rebar corner; thence run North 65 deg. 33 min. 37 sec. West a distance of 15.00 feet to a steel rebar corner; thence run North 24 deg. 26 min. 23 sec. East a distance of 160.00 feet to a steel rebar corner on the South line of Plaza Circle, a proposed public street; thence run North 66 deg. 12 min. 41 sec. West along the said South line of said Plaza Circle a distance of 140.01 feet to a steel rebar corner; thence run South 24 deg. 26 min. 23 sec. West a distance of 283.41 feet to the point of beginning; being situated in Shelby County, Alabama.

