

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Bryan and Nancy Fowler
117 BUCK CREEK PLAZA
ALABASTER, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Forty-Four Thousand Six Hundred Forty-Three and No/100 Dollars (\$44,643.00) 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 Bryan L. Fowler and wife, Nancy C. Fowler (herein referred to as Grantees), the receipt whereof is hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantees 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.

\$39,643.00 of the above consideration came from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

06/25/1999-26609
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JES CHA 13.35

And said Grantors do for themselves, their heirs, successors, executors and administrators, covenant with said Grantees, their heirs and assigns, that they are 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 Grantees, their 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: 3/13/2003

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, 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 South 24 deg. 26 min. 23 sec. West a distance of 140.00 feet to a steel rebar corner; thence continue South 24 deg. 26 min. 23 sec. West a distance of 121.39 feet to a steel rebar corner on the Northerly line of the Alabama Gas Company Right of Way or Easement; thence run North 34 deg. 33 min. 37 sec. West along said Right of Way line a distance of 180.83 feet to a steel rebar corner; thence run North 23 deg. 26 min. 23 sec. East a distance of 121.39 feet to a steel rebar corner; thence continue along last described course a distance of 46 87 feet to the point of beginning; being situated in Shelby County, Alabama.

