

This instrument was prepared by

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

Send Tax Notice To: Donald M. Kent
name
478 COUNTY ROAD 36
address
CHELSEA, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and Other Valuable Considerations
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Larry Kent, A Married Man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald M. Kent and Cheryl Kent
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

See Legal Description on attached Exhibit "A".

Minerals and mining rights excepted.

Subject to taxes for year 2000.

Subject property is not the homestead of the grantor nor his spouse.

Inst # 2000-33878

09/26/2000-33878
10:36 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 C11 12.00

\$ 70,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said 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.

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 20th
day of September, 2000.

(Seal)

(Seal)

(Seal)

Larry Kent
Larry Kent

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that
Larry Kent, A Married Man
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 20th day of September A.D., 2000

David W. Dancy
NOTARY PUBLIC STATE OF ALABAMA AT THE
MY COMMISSION EXPIRES: Sept. 6, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public
(SEAL)

EXHIBIT "A"

A Parcel of land situated in the Sw $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama. Being more particularly described as follows:

Commence at the SW corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 5; thence along the west line of said $\frac{1}{4}$ $\frac{1}{4}$ section, North 0 degrees 0 minutes 23 seconds West a distance of 420.00 feet thence leaving said West $\frac{1}{4}$ $\frac{1}{4}$ section line North 89 degrees 03 minutes 15 seconds East a distance of 672.23 feet to the point of beginning; thence continue along last described course a distance of 222.60 feet thence South 0 degrees 27 minutes 42 seconds West a distance of 272.11 feet to a point lying on the northerly right-of-way line of Shelby County Highway No. 36 (80 foot right-of-way), said point also lying on a curve to the right having a radius of 2161.63 feet a central angle of 5 degrees 32 minutes 41 seconds and subtended by a chord which bears South 44 degrees 31 minutes 21 seconds West, a chord distance of 209.11 feet thence along the arc of said curve and along said right-of-way line a distance of 209.19 feet; thence leaving said right-of-way line North 41 degrees 52 minutes 43 seconds West a distance of 342.17 feet; thence North 43 degrees 32 minutes 25 seconds East a distance of 224.52 feet to the point of beginning

Inst # 2000-33878

09/26/2000-33878
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00