

6255

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DARRELL J. HAND
120 ABINGTON CIRCLE
ALABASTER, AL. 35007

Inst # 2001-38085
09/05/2001-38085
08:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CR 35.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$129,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LARRY KENT DBA LARRY KENT BUILDING COMPANY (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DARRELL J. HAND, A SINGLE PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 150, ACCORDING TO THE MAP OF CEDAR GROVE AT STERLING GATE, SECTOR 2, PHASE 3, AS RECORDED IN MAP BOOK 26, PAGE 122 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2001 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM ABINGTON CIRCLE AS SHOWN BY PLAT.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #2000-7140 AND INST. #2000-7139 IN PROBATE OFFICE.
4. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS SET OUT IN INST. #2000-23201 IN PROBATE OFFICE.

\$110,415.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, LARRY KENT DBA LARRY KENT BUILDING COMPANY, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of August, 2001.


LARRY KENT DBA LARRY KENT BUILDING COMPANY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LARRY KENT DBA LARRY KENT BUILDING COMPANY, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of August, 2001.


Notary Public

My commission expires: 9.29.01

Inst # 2001-38085

09/05/2001-38085
08:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 01 33.30