

Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

Send Tax Notice to:

12585 Old Highway
CHELSEA AL 35043

#125,600

STATE OF ALABAMA

PARTNERSHIP WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of One Hundred Twenty Five Thousand and 00/100 to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Kent Farms, an Alabama General Partnership, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Ken Underwood and John Mayhall, (hereinafter referred to as GRANTEES), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

A parcel of land in the S 1/2 of the SW 1/4 of Section 11, Township 21 South, Range 3 West being more particularly described as follows:
Commence at the Southwest corner of Section 11, Township 21 South, Range 3 West, Shelby County Alabama and run thence North 00 degrees, 12 minutes, 10 seconds West along the West line of said Section 11 a distance of 67.13 feet to a point on the northerly margin of Shelby County Highway No. 26; thence run north 89 degrees, 52 min, 50 seconds East along the margin of said highway a distance of 1367.93 feet to a point; thence run North 24 degrees, 26 minutes, 23 seconds East a distance of 207.50 feet to a point; Thence run South 89 degrees, 52 min, 50 Seconds West a distance of 54.97 feet to a steel pin corner on the north line of a future access street and the point of beginning of the property being described; Thence continue along last described course a distance of 175.92 feet to a steel pin on the easterly line of the Buck Creek Landing Subdivision; Thence run North 24 degrees, 26 min., 23 seconds East along said easterly line of said subdivision a distance of 190.21 feet to a steel pin corner; Thence run South 61 degrees, 49 minutes, 36 seconds East a distance of 160.35 feet to a Steel Pin Corner on the same Westerly line of same said access Street; thence run South 24 degrees, 26 minutes, 23 seconds West along said line of said access Street a distance of 106.66 feet to the point of beginning.

Also, a non-exclusive easement to the 50 foot wide parallel access street lying adjacent to the above described property and highway No. 119 as shown on the survey by Joseph Conn, Jr. dated November 20th, 1997 and as further shown on the attached Exhibit A.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

04/25/2002-19154
08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MSR 18.00

Inst # 2002-19154

\$125,000.00 of the purchase price was paid from a mortgage recorded Simultaneously herewith.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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 has hereunto set its signature by Douglas M. Kent, II its Partner on this the 22 day of April, 2002.

Kent Farms

Douglas M. Kent II
Douglas M. Kent, II, 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, II as Partner of Kent Farms 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 as such duly authorized officer executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this the 22 day of April, 2002.

[Signature]
Notary Public

My Commission Expires:
8-24-02

EXHIBIT "A"



ALABAMA

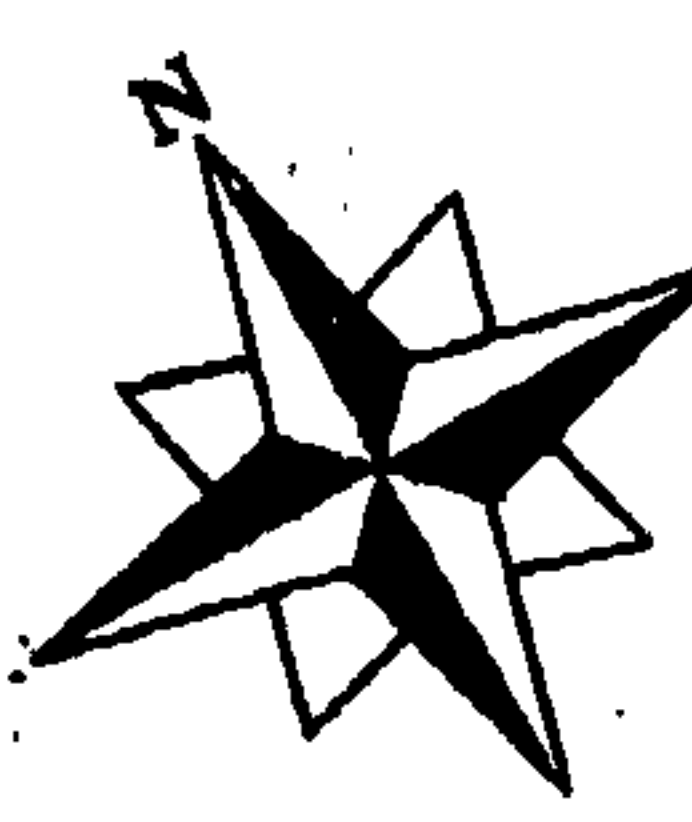
Inst # 2002-19154

BUCK CREEK LANDING SUBDIVISION

SE 1/4 11-25-3W
23,750.75 square feet

SUBJECT LOT

SCALE 1"=50.'



TIDMORE OIL COMPANY

58' WIDE PARALLEL ACCESS STREET (Unnamed as of date)
Street under construction as of date of this plan

Proposed Future R.O.W. Highway No. 119

Existing R.O.W. Highway No. 119

COUNTY NO. -26

04/25/2002-19154
08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MSB 18.00

04/16/02 11:39

NU. 534 PUB. 1006

29

28

27

26

8

7

6

5

Existing Sanitary Sewer
Existing Easement

25' Buffer
Existing Easement

Sanitary Manhole

SET CORNER

N 24 26' 23" E - 190.21'

FOUND CORNER

25' Buffer
Existing Easement

SET CORNER

S 24 26' 23" W - 106.66'

S 89 52' 50" W - 54.97'

N 24 26' 23" E - 207.30'

23-1-11-3-001-007
S 61 49' 36" E - 160.35'