

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:

(Name) Kevin Gray and Misty Gray

(Address) P.O. Box 924

Alabaster, AL 35007


20020621000291680 Pg 1/3 35.00
Shelby Cnty Judge of Probate, AL
06/21/2002 10:18:00 FILED/CERTIFIED

Partnership Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED SIXTY FIVE THOUSAND THREE HUNDRED THIRTY TWO AND 00/100 DOLLARS (\$265,332.00)** to the undersigned grantor, **KENT FARMS, an Alabama General Partnership**, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **KEVIN GRAY, MISTY GRAY, KENT GRAY and JULIE GRAY**, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A parcel of land in the SW ¼ of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 89 deg. 48 min. 58 sec. East along the said South line of said Section 11 a distance of 1,312.15 feet to a point; thence run North 24 deg. 26 min. 03 sec. East a distance of 1,267.80 feet to a point; thence run North 66 deg. 12 min. 41 sec. West a distance of distance of 556.93 feet to a point; thence run North 88 deg. 54 min. 48 sec. West a distance of 50.0 feet to a rebar corner and the point of beginning of the parcel being described on the arc of a cul-de-sac curve having a central angel of 115 deg. 29 min. 15 sec. and a radius of 50.0 feet; thence run Southeasterly along the arc of said cul-de-sac curve an arc distance of 100.78 feet to the point of curve to the right having a central angle of 14 deg. 01 min. 38 sec. and a radius of 25.0 feet; thence run northeasterly along the arc of said curve an arc distance of 6.12 feet to a rebar corner; thence run South 24 deg. 26 min. 23 sec. West a distance of 338.27 feet to a rebar corner on the Northeasterly line of the Alabama Gas Company right of way; thence run North 33 deg. 40 min. 07 sec. West along said gas company right of way line a distance of 321.27 feet to a rebar corner; thence run North 29 deg. 16 min. 05 sec. West along said right of way line a distance of 104.06 feet to a rebar corner; thence run South 88 deg. 54 min. 55 sec. East a distance of 292.52 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, a non-exclusive easement for ingress and egress to and from the 50 foot wide parallel access street(s) lying adjacent to the above described property and Highway #119, as shown on the survey by S. M. Allen dated 03/14/00 and 02/25/00 of Parcel 4 (drawing attached as Exhibit A).

SUBJECT TO:

- **General and special taxes or assessments for the year 2002 and subsequent years not yet due and payable.**
- **Easement(s) to Plantation Pipeline Co. as shown by instrument recorded in Deed Book 112, Page 281 in Probate Office.**
- **Easement(s) to City of Alabaster as shown by instrument recorded in Inst. #1996-33520 in Probate Office.**
- **Easement(s) to A T & T Co. as shown by instrument recorded in Deed Book 213, Page 992 in Probate Office.**
- **Rights of other to use the 50 foot proposed future street easement, as hereinabove described.**

SUBJECT TO PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN IN FAVOR OF CENTRAL STATE BANK IN THE SUM OF \$247,471.99 ON EVEN DATE HERewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with the 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.

IN WITNESS WHEREOF, the said GRANTOR, by its General Partner(s) who are authorized to execute this conveyance, has hereto set its signature and seal this 10th day of **June, 2002**.

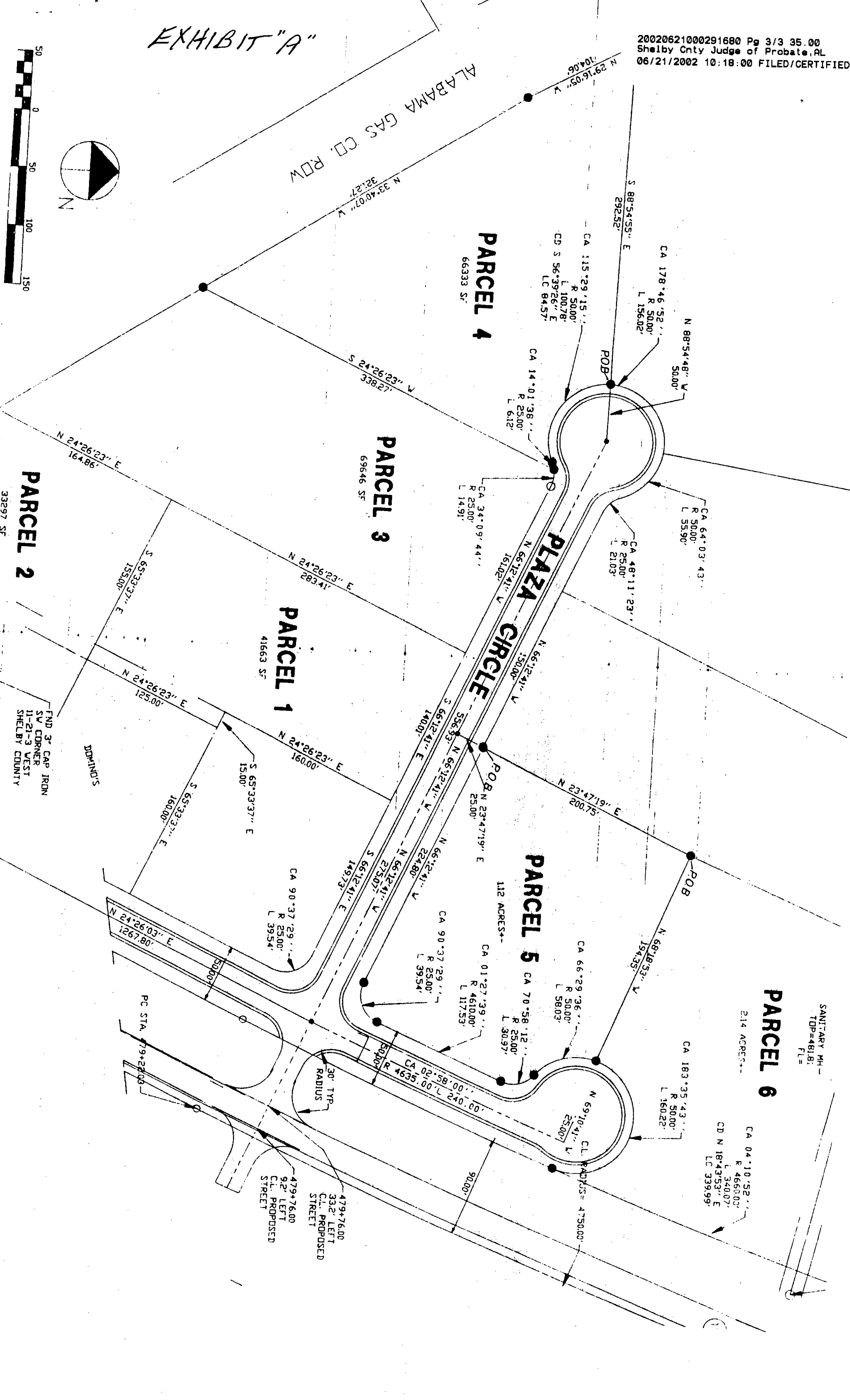
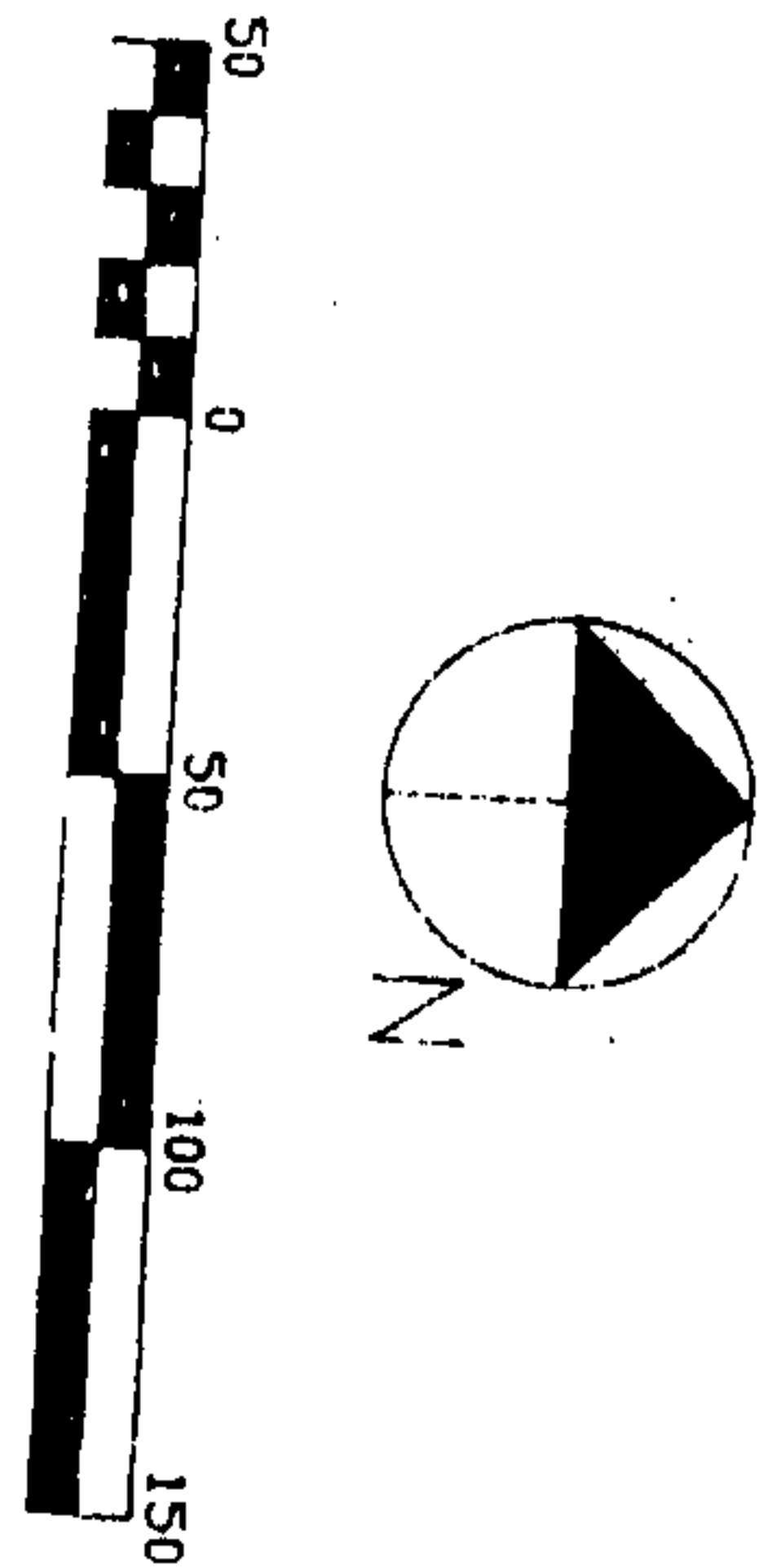
Douglas M. Kent II
By: Douglas M. Kent, II
Its: Partner

Given under my hand and official seal this 19th day of **June, 2002.**

2002.

 Notary Public

EXHIBIT "A"



SANITARY MH
TDP=481.8'
FL=

214 ACRES+-

PARCEL 6

CA 04°10'52" E
R 4660.0'
L 340.07'
CD N 18°43'53" E
LC 339.99'

CA 183°35'43" E
R 50.00'
L 160.22'

CA 66°29'36" E
R 50.00'
L 58.03'

CA 01°27'39" E
R 4610.00'
L 117.53'

CA 90°37'29" E
R 25.00'
L 39.54'

CA 90°37'29" E
R 25.00'
L 39.54'

N 24°26'03" E
1267.80'

PARCEL 2
33297 SF

PARCEL 1
41663 SF

PARCEL 3
69646 SF

PARCEL 4
66333 SF

PARCEL 5
112 ACRES+-

PLAZA CIRCLE

479+76.00
33.2' LEFT
C.L. PROPOSED
STREET
479+76.00
9.2' LEFT
C.L. PROPOSED
STREET

FND 3" CAP IRON
SW CORNER
11-21-3 WEST
SHELBY COUNTY