


This instrument was prepared by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Kimberly M. Starnes**  
**163 Cove Landing**  
**Calera, AL 35040**

**WARRANTY DEED**

**STATE OF ALABAMA )**  
**SHELBY COUNTY     )**

  
20030527000324790 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
05/27/2003 08:00:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **NINTY THREE THOUSAND and no/00 (\$93,000.00)**, to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Larry Kent, D/B/A Larry Kent Construction** bargain, sell and convey unto, **Kimberly M. Starnes**, the following described real estate, located at 163 Cove Landing, situated in: Shelby County, Alabama, to-wit:

Lot 19, according to the survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

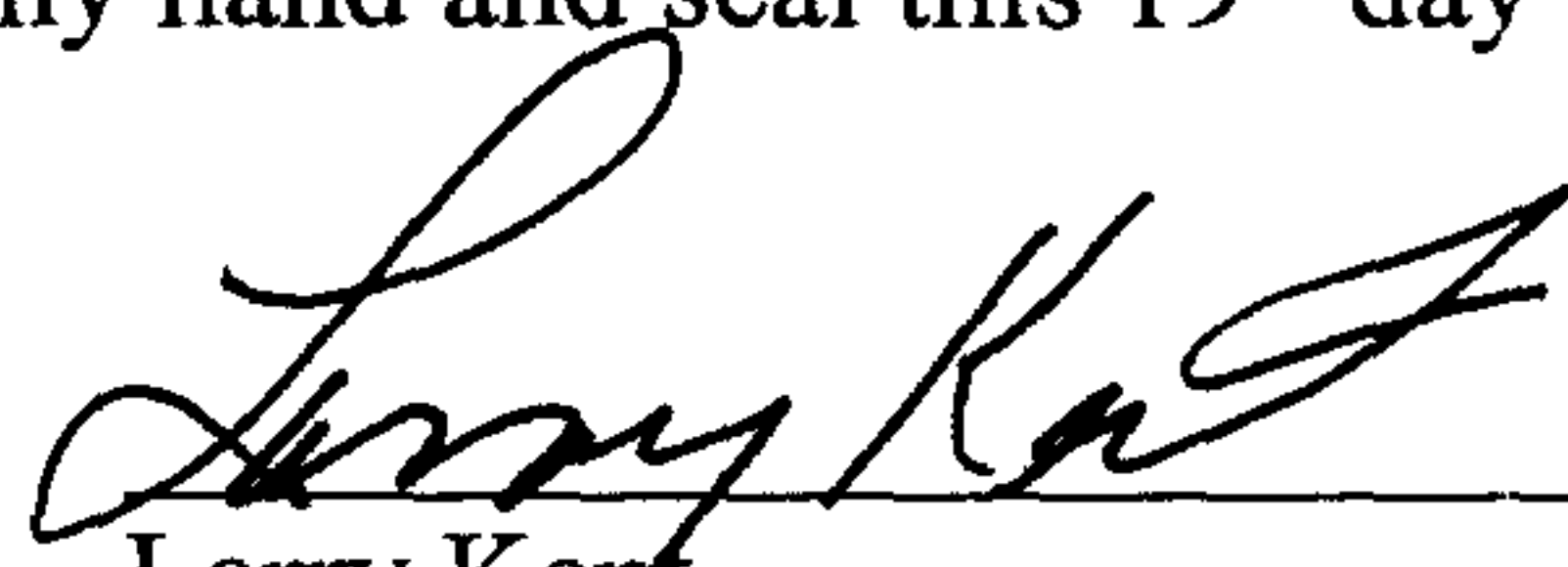
Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

**TO HAVE AND TO HOLD** to the said grantee, 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, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 19<sup>th</sup> day of May, 2003.



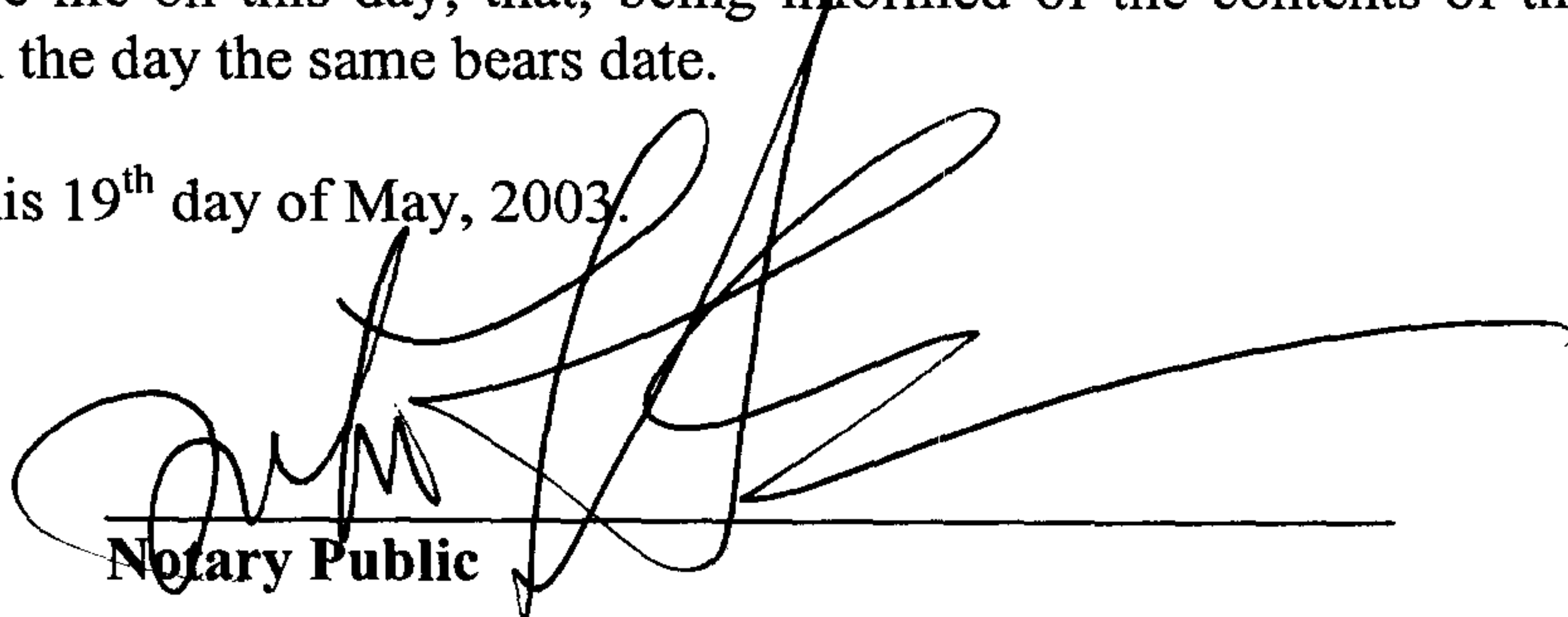
Larry Kent  
D/B/A Larry Kent Construction

**STATE OF ALABAMA**

**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry Kent as representative of Larry Kent Construction, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of May, 2003.

  
Notary Public

My Commission Expires: 10-16-04

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.