20060406000158810 1/2 $15.00
Shelby Cnty Judge of Probate, AL
04/06/2006 09:19:40AM FILED/CERT

Prepared by: Larry Kent

Send Tax Notice to: Jeremy Duke
1906 Rockschool Rd.
Harpersville, AL 35078

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of FIFTY ONE THOUSAND DOLLARS and 00/100 ($51,000.00) to the undersigned Grantor(s), **LARRY KENT D/B/A LARRY KENT BUILDING CO.,** A MARRIED MAN (herein referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto this said **JEREMY R. DUKE AND WIFE, SHONDRA M. DUKE** (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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Mineral and mining rights excepted.

Subject to:

1. Ad valorem taxes for the tax year, 2006.
2. Easements, restrictions and reservations of record.

THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE EITHER OF HIS HOMESTEAD OR THE HOMESTEAD OF HIS SPOUSE AS DEFINED BY CODE SECTION 6-10-2.

TO HAVE AND TO HOLD, to 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 here by created is severed or terminated during the joint lives of the grantees herein) in the event one grantee here in 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.

This instrument is executed by the undersigned solely in the representative capacity named herein and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, that said **GRANTOR(S)**, ~~who~~ is/are authorized to execute this conveyance, had hereto set its signature and said this the 30 day of March, 2006.

BY: Larry Kent
LARRY KENT, OWNER

****FULL AMOUNT OF WARRANTY DEED PAID FROM PROCEEDS OF MORTGAGE DEED FILED SIMULTANEOUSLY.****

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **LARRY KENT,** whose name as **OWNER** of **LARRY KENT D/B/A LARRY KENT BUILDING CO.,** whose name(s) is/ are 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 and with full authority, executed the same voluntarily on the day same bears date.

GIVEN, under my hand and official seal on this 30 day of March, 2006.

Pamela Williamson
NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 3, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Pa

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EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the NE corner of the S 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run West along the North line thereof 386.42 feet; thence 90 degrees 00 minutes left run southerly 610.16 feet; thence 89 degrees 57 minutes 18 seconds right run westerly 285.00 feet to a point, said point being on the North line of a 50' easement; thence 89 degrees 57 minutes 18 seconds left run southerly 50.00 feet to the South line of said easement; thence 90 degrees 02 minutes 42 seconds left run easterly along asid easement 12.17 feet; thence 11 degrees 25 minutes 54 seconds left run 107.91 feet; thence 15 degrees 34 minutes 29 seconds right run easterly 556.80 feet to the East line of said 1/4-1/4 section; thence 94 degrees 15 minutes 24 seconds left run northerly 678.70 feet to the point of beginning.

Together with and subject to the following described 50 foot ingress and egress easement, the centerline of which is more particularly described as follows: Commence at the NE corner of the S 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run South along the East line thereof 678.70 feet; thence 94 degrees 15 minutes 24 seconds right run 606.80 feet to the point of beginning of the centerline of said 50-foot easement, said point being the center of a 50-foot radius bulb, being part of said easement; thence 4 degrees 08 minutes 35 seconds left run 1620.96 feet to the easterly right of way of Hebb Road and the point of ending of said easement.