THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO: Mr. & Mrs. Ray Hutchinson 3287 River Birch Trail Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
)
KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

Shelby Cnty Judge of Probate, AL 12/29/2006 10:35:14AM FILED/CERT

That in consideration of TWO HUNDRED FIFTY EIGHT THOUSAND AND 00/100------DOLLARS (\$258,00.00), to the undersigned grantor, LARRY KENT d/b/a LARRY KENT BUILDING CO., a corporation, (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 JEFFERY B. HICKS and wife, ANGELIA K. McLANEY-HICKS, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 715, according to the Map and Survey of Windstone, Phase 7, as recorded in Map Book 35, Page 116, in the Probate Office of Shelby County, Alabama.

\$206,400.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

LESS AND EXCEPT:

- 1. Taxes, assessments or dues from the local district for the year 2006, and subsequent years, a lien not yet due and payable.
- 2. 25-foot building setback line from River Birch Trail, as shown on recorded map of said subdivision.
- 3. Covenants, conditions, and restrictions (provisions, if any, based on race, color religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Instrument #20060202000054950 and supplemented in Instrument #20060202000054960, and those contained in deed recorded in Instrument #20060125000040960.
- 4. Permits to Alabama Power Company recorded in Deed Book 221, Page 634.
- 5. Reservation of mineral and mining rights in the instrument recorded in Deed Book 150, Page 484 and Deed Book 307, Page 487, together with the appurtenant rights to use the surface. The Company makes no representations as to the present ownership of this interest.
- 6. Restrictive Covenants and Grant of Land Easement for underground utilities to Alabama Power Company recorded in Instrument #20050801000385560.
- 7. Easement as recorded in Real Book 285, Page 938.
- 8. Annexation to City of Chelsea recorded in Instrument #20040108000014370.
- 9. Ordinance to City of Pelham recorded in Instrument #20050209000065970.

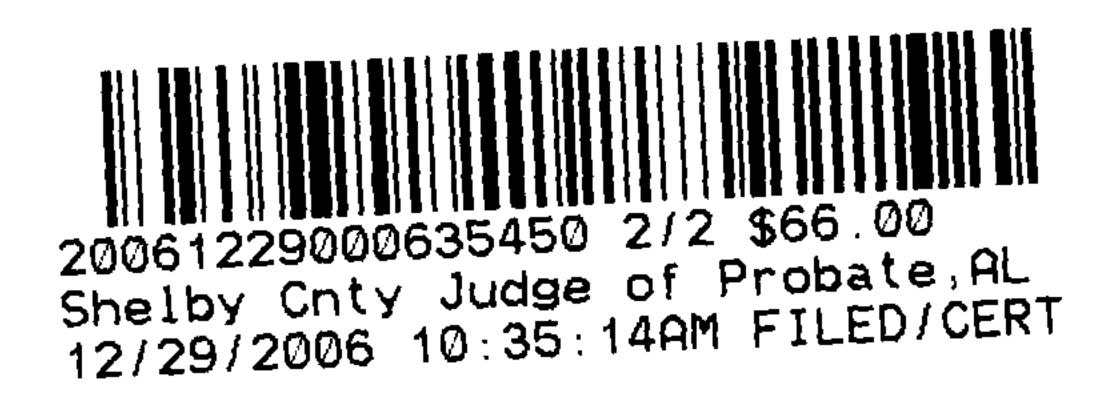
TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, Larry Kent, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 21st day of December, 2006.

LARRY KENT d/b/a LARRY KENT BUILDING CO.

Larry Kent, President

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, whose name as President of Larry Kent Building Co., a corporation, 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 officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21st day of December, 2006.

Mulla Anti-Notary Public

My Commission Expires: 9/12/06

Shelby County, AL 12/29/2006 State of Alabama

Deed Tax: \$52.00