

This Instrument Was Prepared By:  
Law Offices of Christopher R. Smitherman, LLC  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Shelby County, AL 06/23/2008  
State of Alabama

Deed Tax: \$15.00

Send Tax Notice:  
G & H Development, LLC  
958 Highway 202  
Calera, AL 35040



20080623000254710 1/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
06/23/2008 11:36:41AM FILED/CERT

STATE OF ALABAMA

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Sixty Thousand and 00/100 Dollars (\$60,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Larry Kent, a married person**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **G & H Development, L.L.C., an Alabama Limited Liability Company**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit "A"

Subject to items of record.

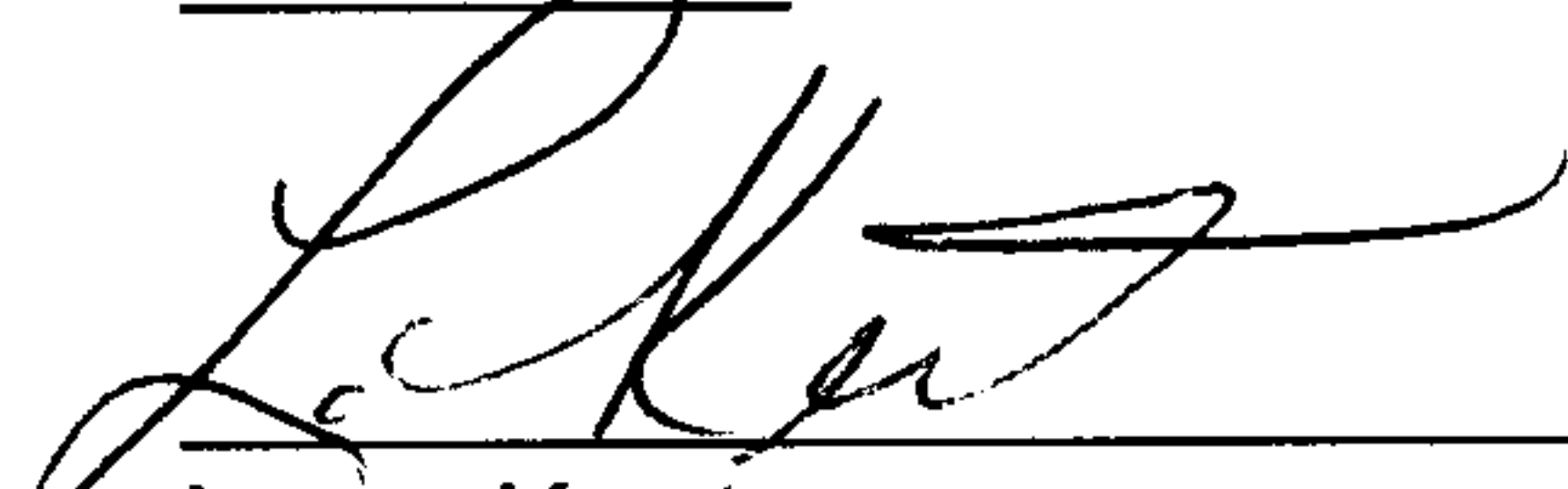
**Note: Purchase money first mortgage executed by grantee(s), on even date herewith, in favor of Central State Bank, in the sum of \$45,000.00.**

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 30<sup>th</sup> day of May, 2008.

GRANTOR

  
\_\_\_\_\_  
Larry Kent (L.S.)

STATE OF ALABAMA

ACKNOWLEDGMENT

SHELBY COUNTY

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Larry Kent, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30<sup>th</sup> day of May, 2008.

NOTARY PUBLIC

My Commission Expires:

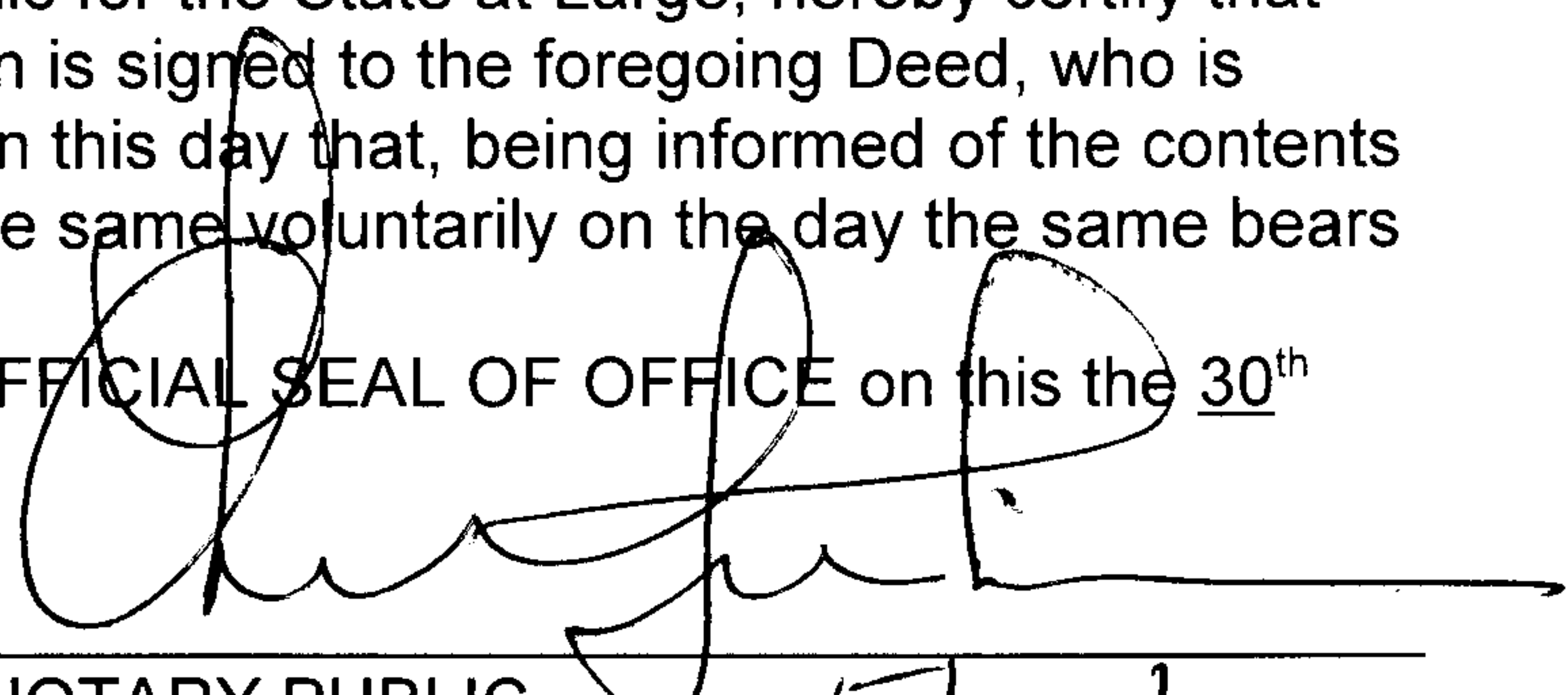

  
5/13/2012

EXHIBIT "A"

  
20080623000254710 2/2 \$29.00  
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A parcel of land situated in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at the NW corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama; thence South 88 degrees 25 minutes 43 seconds East, a distance of 266.28 feet to the POINT OF BEGINNING; thence continue easterly along said line, a distance of 170.00 feet to the westerly right of way of U.S. Hwy. 31; thence South 01 degree 23 minutes 20 seconds West, along said right of way, a distance of 413.31 feet to the northerly right of way of Bonneville Drive; thence North 87 degrees 59 minutes 57seconds West and leaving said U.S. Hwy. 31 right of way and along said Bonneville Drive right of way, a distance of 170.01 feet; thence North 01 degree 23 minutes 20 seconds East and leaving said right of way a distance of 122.95 feet; thence North 01 degree 22 minutes 44 seconds East, a distance of 289.09 feet to the POINT OF BEGINNING.