

Shelby County, AL 09/14/2010

State of Alabama

Deed Tax : \$5.00

20100914000300080 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
09/14/2010 01:58:16 PM FILED/CERT

Send Tax Notice To:
Marsha and Joel Roach
9606 Highway 119
Alabaster, Alabama 35007

This instrument was prepared by:

Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF TWO HUNDRED and 00/100 DOLLARS (\$200.00) AND OTHER GOOD AND VALUABLE CONSIDERATION paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **DOUGLAS M. KENT, III, a married man**, Grantor, does grant, bargain, sell and convey unto **MARSHA ROACH and husband, JOEL ROACH, as joint tenants with right of survivorship** (herein collectively referred to as Grantees), the following described real estate (herein referred to as the Property) and all contents thereof, situated in the State of Alabama, County of Shelby, to-wit:

See attached Exhibit A

This property is not the homestead of the grantor.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successor and assigns forever.

Douglas M. Kent II is the surviving grantee of that Deed recorded in Deed Book 339, Page 318 in the Probate Office of Shelby County which reserved for Gladys M. Kent a life estate. Gladys M. Kent is deceased, she died on September 20, 1982.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with rights 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 3rd day of September, 2010.

DOUGLAS M. KENT, II

Douglas M. Kent II

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **DOUGLAS M. KENT II**, 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 3rd day of September, 2010.

Carol M. Kimbrough
NOTARY PUBLIC

My commission expires: 2-2-2013




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EXHIBIT A

A portion of land situated in Section 11, Township 21 South, Range 3 West, in Shelby County, Alabama, being more particularly described as follows: Commence at the S. W. Corner of Section 11, Township 21 South, Range 3 West and run East along the South line thereof 1460.34 feet; Thence turn Left $65^{\circ}-57'50''$ and run Northeasterly 292.90 feet; Thence turn Left $0^{\circ}-31'-50''$ and continue Northeasterly 1219.09 feet; Thence turn Left $4^{\circ}-50'-30''$ and continue Northeasterly 286.43 feet to a point where Buck Creek crosses the Southeasterly Right-of-Way Line of Alabama Highway No. 119 and the Point of Beginning; Thence turn Left $18^{\circ}-00'$ and run Southwesterly along said Right-of-Line 286.43 feet; Thence turn Left $93^{\circ}-33'-30''$ and run Southeasterly 426.08 feet; Thence turn left $88^{\circ}-01'-10''$ and run Northeasterly 344.24 feet to a point in Buck Creek; Thence turn Left and run along Buck Creek 430 feet more or less, to the Point of Beginning. Containing 3.0 acres, more or less. Less and except for any easements or Rights-of-Way of record.


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