

Send Tax Notice To:  
Shane M. Jones  
3571 Oakdale Drive  
Birmingham, Alabama 35223

*This instrument was prepared by:*  
Laurie Boston Sharp,  
ATTORNEY AT LAW, LLC  
P. O. Box 567  
Birmingham, AL 35007

  
20101026000358760 1/4 \$51.00  
Shelby Cnty Judge of Probate, AL  
10/26/2010 03:24:31 PM FILED/CERT

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**Statutory Warranty Deed**

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**STATE OF ALABAMA     )**

**KNOW ALL MEN BY THESE PRESENTS,**

**COUNTY OF SHELBY     )**

THAT IN CONSIDERATION OF ONE HUNDRED TEN THOUSAND and 00/100 DOLLARS (\$110,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **DOUGLAS M. KENT II and wife, REBECCA J. KENT** (herein referred to collectively as Grantor), does grant, bargain, sell and convey unto **SHANE M. JONES** (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT A, INCORPORATED AS IF SET FORTH HEREIN.  
SEE EXHIBIT B for Survey of Beacon Professional Services dated  
September 30, 2010 and incorporated as if set forth herein.

*\$80,000 of the above consideration was paid from the proceeds of a mortgage closed simultaneously herewith.*

**The above Property is conveyed subject to:**

1. the lien of ad valorem and similar taxes for 2011 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property;
3. Any and all matters of record; and
4. All matters that would be revealed by the survey of the subject property performed by Beacon Professional Services dated September 30, 2010.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns, forever .

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.

Further, it is the intention of the Grantors herein that all of Grantors' ownership rights and the right to utilize the 30' Ingress/Egress Easement shown on the Survey of Beacon Professional Services dated September 30, 2010 are hereby extinguished. Grantor shall have no further rights to convey, utilize or enter on the 30' Ingress/Egress Easement shown on the attached survey. This shall include the extinguishment of all rights that Grantors, their heirs, successors and assigns now own or could claim at any time in the future. It is understood by Grantors and Grantees that this extinguishes all rights and privileges to utilize the lake and all access on the 30' Ingress/Egress Easement to Highway 22 shall be extinguished and Grantors shall have no further rights and privileges to said easement.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 25th day of October, 2010.

DOUGLAS M. KENT II

Douglas M. Kent II

REBECCA J. KENT

Rebecca J. Kent

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 and REBECCA J. KENT, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of October, 2010.

Carol M. Kimbrough  
NOTARY PUBLIC

My commission expires: 2-2-2013





20101026000358760 3/4 \$51.00  
Shelby Cnty Judge of Probate, AL  
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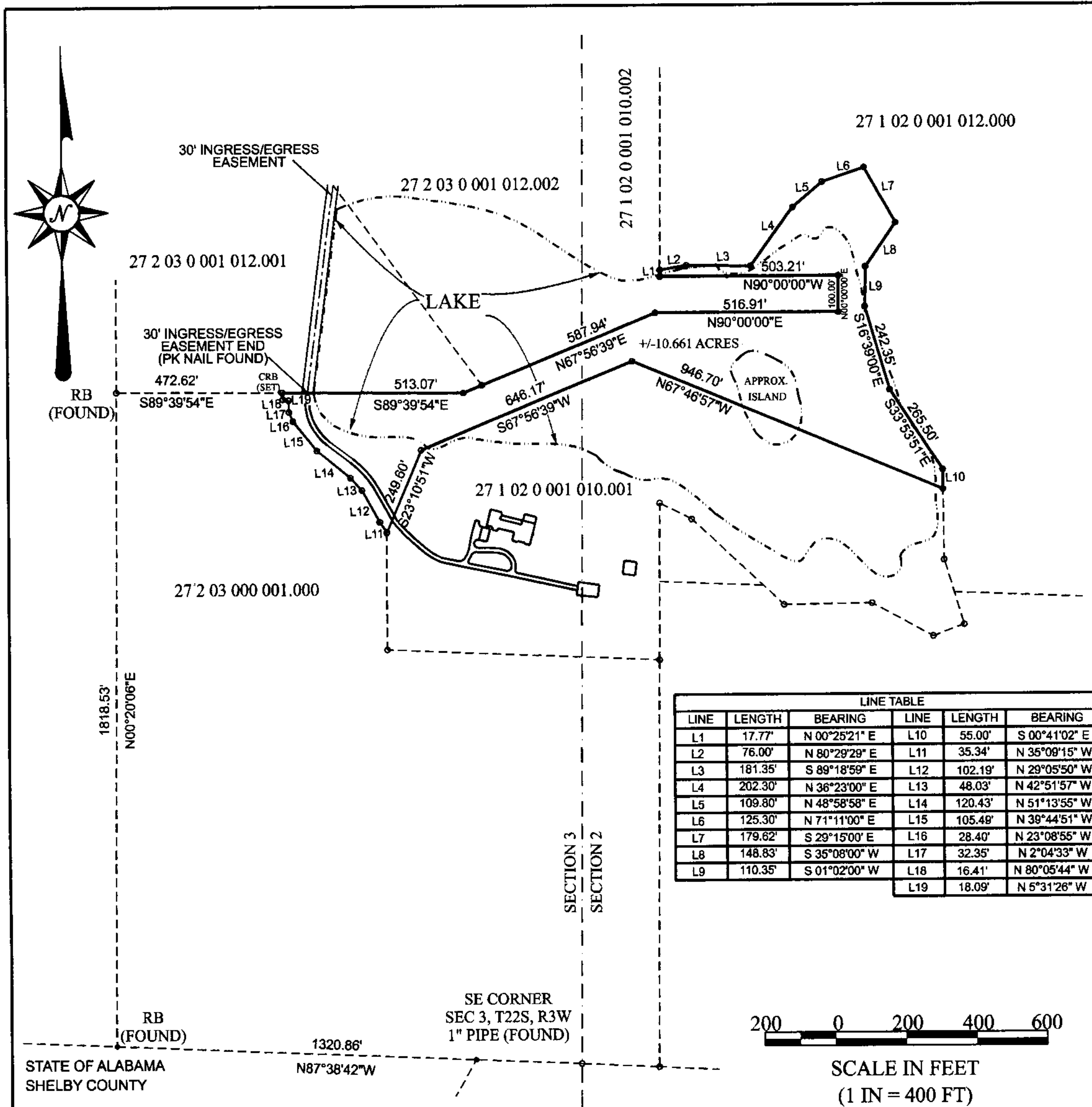
## EXHIBIT A

COMMENCING at a 1" pipe being the SE corner of SEC 3, T 22 S, R 3 W, Shelby County, Alabama; thence N 87°38'42" W a distance of 1320.86 to a rebar; thence N 00°20'06" E a distance of 1818.53' to a rebar; thence S 89°39'54" E a distance of 472.62 feet to a capped rebar and the POB; thence S 89°39'54" E a distance of 513.07 feet to a point; thence N 67°56'39" E a distance of 587.94 feet to a point; thence N 90°0'0" E a distance of 516.91 feet to a point; thence N 0°0'0" E a distance of 100.00 feet to a point; thence N 90°0'0" W a distance of 503.21 feet to a point; thence N 0°25'21" E a distance of 17.77 feet to a point; thence N 80°29'29" E a distance of 76.00 feet to a point; thence S 89°18'59" E a distance of 181.35 feet to a point; thence N 36°23'0" E a distance of 202.30 feet to a point; thence N 48°58'58" E a distance of 109.80 feet to a point; thence N 71°11'0" E a distance of 125.30 feet to a point; thence S 29°15'0" E a distance of 179.62 feet to a point; thence S 35°8'0" W a distance of 148.83 feet to a point; thence S 1°2'0" W a distance of 110.35 feet to a point; thence S 16°39'0" E a distance of 242.35 feet to a point; thence S 33°53'51" E a distance of 265.50 feet to a point; thence S 0°41'2" E a distance of 55.00 feet to a point; thence N 67°46'57" W a distance of 946.70 feet to a point; thence S 67°56'39" W a distance of 646.17 feet to a point; thence S 23°10'51" W a distance of 249.60 feet to a capped rebar; thence N 35°9'15" W a distance of 35.34 feet to a capped rebar; thence N 29°5'50" W a distance of 102.19 feet to a capped rebar; thence N 42°51'57" W a distance of 48.03 feet to a capped rebar; thence N 51°13'55" W a distance of 120.43 feet to a capped rebar; thence N 39°44'51" W a distance of 105.49 feet to a capped rebar; thence N 23°8'55" W a distance of 28.40 feet to a capped rebar; thence N 2°04'33" W a distance of 32.35 feet to a capped rebar; thence N 80°05'44" W a distance of 16.41 to a capped rebar; thence N 5°31'26" W a distance of 18.09 feet to a capped rebar also the point and place of BEGINNING, containing 10.661 acres, more or less;

DMK II  
RJK



# EXHIBIT B



| LINE TABLE |         |               |      |         |               |
|------------|---------|---------------|------|---------|---------------|
| LINE       | LENGTH  | BEARING       | LINE | LENGTH  | BEARING       |
| L1         | 17.77'  | N 00°25'21" E | L10  | 55.00'  | S 00°41'02" E |
| L2         | 76.00'  | N 80°29'29" E | L11  | 35.34'  | N 35°09'15" W |
| L3         | 181.35' | S 89°18'59" E | L12  | 102.19' | N 29°05'50" W |
| L4         | 202.30' | N 36°23'00" E | L13  | 48.03'  | N 42°51'57" W |
| L5         | 109.80' | N 48°58'58" E | L14  | 120.43' | N 51°13'55" W |
| L6         | 125.30' | N 71°11'00" E | L15  | 105.49' | N 39°44'51" W |
| L7         | 179.62' | S 29°15'00" E | L16  | 28.40'  | N 23°08'55" W |
| L8         | 148.83' | S 35°08'00" W | L17  | 32.35'  | N 2°04'33" W  |
| L9         | 110.35' | S 01°02'00" W | L18  | 16.41'  | N 80°05'44" W |
|            |         |               | L19  | 18.09'  | N 5°31'26" W  |

I, ROBERT F. WEIMORTS, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, FOR A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 3, AND THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1" pipe being the SE corner of SEC 3, T 22 S, R 3 W, Shelby County, Alabama; thence N 87°38'42" W a distance of 1320.86 to a rebar; thence N 00°20'06" E a distance of 1818.53' to a rebar; thence S 89°39'54" E a distance of 472.62 feet to a capped rebar and the POB; thence S 89°39'54" E a distance of 513.07 feet to a point; thence N 67°56'39" E a distance of 587.94 feet to a point; thence N 90°00'00" E a distance of 516.91 feet to a point; thence N 90°00'00" E a distance of 100.00 feet to a point; thence N 90°00'00" W a distance of 503.21 feet to a point; thence N 0°25'21" E a distance of 17.77 feet to a point; thence N 80°29'29" E a distance of 76.00 feet to a point; thence S 89°18'59" E a distance of 181.35 feet to a point; thence N 36°23'00" E a distance of 202.30 feet to a point; thence N 48°58'58" E a distance of 109.80 feet to a point; thence N 71°11'00" E a distance of 125.30 feet to a point; thence S 29°15'00" E a distance of 179.62 feet to a point; thence S 35°08'00" W a distance of 148.83 feet to a point; thence S 01°02'00" W a distance of 110.35 feet to a point; thence S 16°39'00" E a distance of 242.35 feet to a point; thence S 33°53'51" E a distance of 265.50 feet to a point; thence S 0°41'2" E a distance of 55.00 feet to a point; thence N 67°46'57" W a distance of 946.70 feet to a point; thence S 67°56'39" W a distance of 646.17 feet to a point; thence S 23°10'51" W a distance of 249.60 feet to a capped rebar; thence N 35°09'15" W a distance of 35.34 feet to a capped rebar; thence N 29°05'50" W a distance of 102.19 feet to a capped rebar; thence N 42°51'57" W a distance of 48.03 feet to a capped rebar; thence N 51°13'55" W a distance of 120.43 feet to a capped rebar; thence N 39°44'51" W a distance of 105.49 feet to a capped rebar; thence N 23°08'55" W a distance of 28.40 feet to a capped rebar; thence N 2°04'33" W a distance of 32.35 feet to a capped rebar; thence N 80°05'44" W a distance of 16.41 feet to a capped rebar; thence N 5°31'26" W a distance of 18.09 feet to a capped rebar also the point and place of BEGINNING, containing 10.661 acres, more or less;

Robert F. Weimorts, Jr., PLS  
AL Reg # 23008



**BEACON**  
PROFESSIONAL SERVICES, INC.

124 Oakbrooke Lane  
Alabaster, Alabama 35007  
(205) 685-5300 phone  
(205) 685-5303 fax

PROJECT  
BOUNDARY SURVEY  
SHANE JONES  
SECTIONS 2 AND 3, T22S, R3W  
SHELBY COUNTY, ALABAMA

Party Chief: RFW  
Drawn by: JKT  
Checked by: RFW  
Approved by: RFW

Date: 09/30/2010  
Type: BOUNDARY  
Owner: SHANE JONES  
Street Address: SHELBY CR 22  
Bearing Reference: RECORD