

Send Tax Notice To:
Douglas M. Kent, II
6105 Highway 22
Montevallo, Alabama 35115

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 ONE HUNDRED and 00/100 DOLLARS (\$100.00) 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, deceased, date of death July 8, 2003, and NINA KENT, a widowed woman,** collectively referred to as Grantor), does grant, bargain, sell and convey unto **DOUGLAS M. KENT, II and REBECCA J. KENT, 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

The above property is not the homestead of the grantor.


The above property is subject to any and all exceptions of record.

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

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.

Shelby County, AL 04/27/2011
State of Alabama
Deed Tax: \$5.00


20110427000127460 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
04/27/2011 10:40:33 AM FILED/CERT

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 ____ day of August, 2010.

DOUGLAS M. KENT

Douglas M. Kent
By: His Trustee

NINA KENT

Nina 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 *Nina Kent*, 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 26th day of August . 2010.

Carol M. Kimbrough
NOTARY PUBLIC
My commission expires: 2-2-2013

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **NINA KENT**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August. 2010.

Carol M. Kimbrough
NOTARY PUBLIC
My commission expires: 2-2-2013



20110427000127460 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
04/27/2011 10:40:33 AM FILED/CERT

EXHIBIT A

A part of the NW $\frac{1}{4}$ - NE $\frac{1}{4}$, The NE $\frac{1}{4}$ - NW $\frac{1}{4}$, The NW $\frac{1}{4}$ - NW $\frac{1}{4}$, The SW $\frac{1}{4}$ - NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ - NW $\frac{1}{4}$, , Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the northwest corner of Section 14, township 21 South, Range 3 West, Alabaster, Shelby County, Alabama and run thence easterly along the north line of said Section 14 a distance of 1,460.27' to a point on the easterly right of way line of Highway No. 119 and the point of beginning of the property being described; Thence continue along last described course a distance of 358.64' to a point; Thence turn 90 degrees 00'00" right and run southerly 100.0' to a point; Thence turn 90 degrees 00'00" left and run northerly 100.0' to a point on the north line of said section 14; Thence turn 90 degrees 00'00" right and run easterly along said section line 1,081.01' too a point; thence turn 56 degrees 10'54" right and run southeasterly 1,254.25' to a point; Thence turn 90 degrees 24'56" right and run Southwesterly 367.61' to a point; Thence turn 15 degrees 16'21 left and run 91.17' to a point; Thence turn 29 degrees 02'36" right and run southwesterly 453.22' to a point on the northerly right of way line of Shelby County Highway No.26 Thence turn 103 degrees 25'29" right and run northerly 143.47' to a point; Thence turn 83 degrees 34'03" left and run westerly along the south line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of same said Section 14 a distance of 203.32' to the southwest corner of same said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence turn 90 degrees 52'36" left and run southerly 90.20' to a point on the northerly right of way line of said Highway No. 26; thence turn 96 degrees 35'49" right and run west-northwesterly along said right of way line of said Highway 26 a distance of 1,334.39' to a point on the west line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of same said Section 14; Thence turn 84 degrees 32'10" right and run northerly along the said west line of said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 614.52' to a point ; Thence turn 6 degrees 30'57" right and run 42.24' to a point; Thence turn 107 degrees 25'13" and run southeasterly 142.94' to a point; Thence turn 88 degrees 16'29" left and run northeasterly 148.12' to a point; Thence turn 93 degrees 08'08" left and run northwesterly 189.34' to a point; Thence turn 43 degrees 50'37" right and run 59.54' to a point; Thence turn 21 degrees 49'29" and run northerly along the west line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 149.70' to a point; Thence turn 57 degrees 07'33" left and run northwesterly 20.72' to a point on the easterly right of way line of Highway No. 119; Thence turn 82 degrees 40'18' right and run northeasterly along the said right of way line of said Highway 119 a distance of 278.68' to the point of beginning, containing 61.41 acres and subject to any and all easements, agreements, rights of way, restrictions and/or limitations of probated record or applicable law.



20110427000127460 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
04/27/2011 10:40:33 AM FILED/CERT