

20140723000226470 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
07/23/2014 02:39:08 PM FILED/CERT

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

General Warranty Deed

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF TEN DOLLARS and pursuant to the settlement of the Estate of Nina W. Kent, **DOUGLAS MARSHALL KENT II, as Personal Representative of the Estate of Nina W. Kent, deceased, Shelby County Probate Case No. PR-2013-000112,** (hereinafter collectively referred to as Grantor), does grant, bargain, sell and convey unto **DOUGLAS MARSHALL KENT II and SALLY JOY STANFORD, as tenants in common** (herein referred to collectively 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 ATTACHED HERETO AND INCORPORATED
HEREIN AS IF SET OUT IN FULL.

This property being the same as that conveyed to Douglas M. Kent and Nina Kent in the deed recorded in Instrument # 20030306000135470 in the Office of the Judge of Probate of Shelby County, Alabama.

Douglas M. Kent died on July 8, 2003. His Estate was probated in Shelby County, Alabama, being designated as PR-2003-493.

The above Property is conveyed subject to:

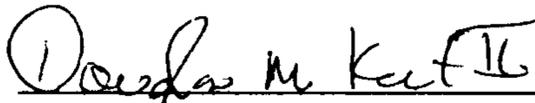
1. the lien of ad valorem and similar taxes for 2014 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons 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; and
3. Any and all matters of record, including but not limited to easements, rights of way, condemnations, setback lines and release of damages.

TO HAVE AND TO HOLD unto the said Grantees as tenants in common, their successors and assigns, forever .

Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **DOUGLAS MARSHALL KENT II and SALLY JOY STANFORD**, their successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 22nd day of July, 2014.

**ESTATE OF NINA W. KENT, deceased,
Probate Case No. PR-2013-000112**

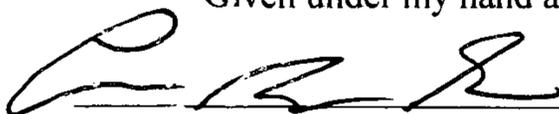


**Douglas Marshall Kent II
Personal Representative**

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 MARSHALL KENT II, whose name as Personal Representative of the Estate of Nina W. Kent, deceased, Probate Case No. PR-2013-000112 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, in his capacity as personal representative, executed the same voluntarily on the day the same bears date.

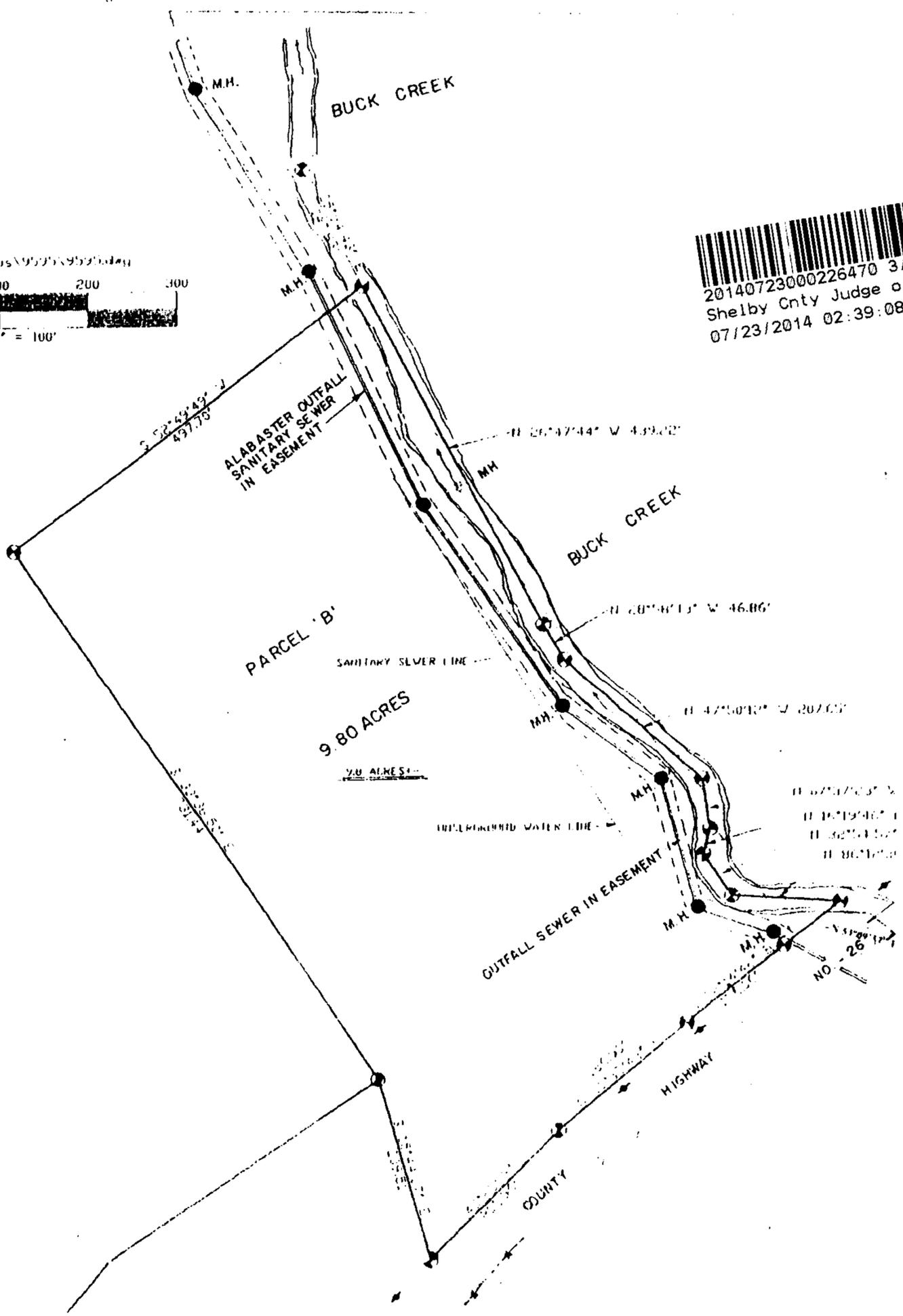
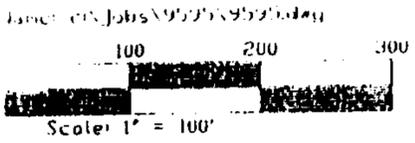
Given under my hand and official seal this 22nd day of July, 2014.



NOTARY PUBLIC
My commission expires: 5-13-2017


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Commence at the northwest corner of the northwest quarter of the northeast quarter of Section 14, Township 21 south, Range 3 west, Shelby County, Alabama and run thence South 89° 48' 31" East along the north line of said quarter-quarter section a distance of 951.36' to a point; Thence run South 25° 54' 43" E a distance of 147.83' to a point in the centerline of Buck Creek and the point of beginning of the property, Parcel - 'B', being described: Thence run South 52° 49' 49" West a distance of 497.70' to a set rebar corner; Thence run South 33° 36' 50" East a distance of 731.44' to a set rebar corner; Thence run South 15° 44' 07" East a distance of 209.51' to a set rebar corner on the northerly margin of Shelby County Highway No. 26; Thence run North 45° 23' 13" East along said margin of said Highway a distance of 202.96' to a set rebar corner; Thence run North 50° 35' 43" East along said margin of said Highway a distance of 186.90' to a set rebar corner; Thence run North 52° 14' 42" East along said margin of said Highway a distance of 138.06' to a set rebar corner; Thence run North 53° 09' 37" East along said margin of said Highway a distance of 81.24' to a corner in the centerline of Buck Creek; Thence run North 86° 12' 36" West along centerline of Buck Creek a distance of 122.86' to a corner; Thence run North 32° 54' 57" West along centerline of Buck Creek a distance of 58.18' to a corner; Thence run North 16° 19' 46" East along centerline of Buck Creek a distance of 30.14' to a corner; Thence run North 07° 37' 23" West along centerline of Buck Creek a distance of 59.27' to a corner; Thence run North 47° 50' 12" West along centerline of Buck Creek a distance of 207.65' to a corner; Thence run North 28° 58' 43" West along centerline of Buck Creek a distance of 46.86' to a corner; Thence run North 26° 47' 44" West along centerline of Buck Creek a distance of 439.22' to the point of beginning, containing 9.80 acres, more or less and less and except a sanitary sewer easement (As shown hereon).



DMK II

Real Estate Sales Validation Form

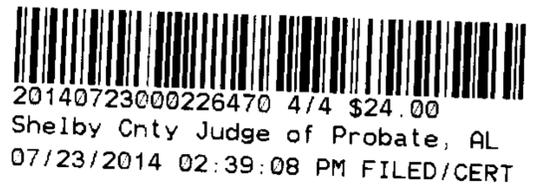
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Nina Kent
Mailing Address 6105 Highway 22, Montevallo, AL 35115

Grantee's Name Douglas M. Kent II, Jay Stanford
Mailing Address 6105 Highway 22, Montevallo, AL 35115

Property Address 655 Filton Springs Rd., Alabaster, AL 35007

Date of Sale
Total Purchase Price \$



Actual Value \$ 450,000.00
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal (checked)
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Dated 07-22-14

Print Douglas M. Kent II Personal Representative

Unattested (verified by)

Sign Douglas M. Kent II (Grantor/Grantee/Owner/Agent) circle one