

282,500.00

CORPORATION WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

Barcode and filing information: 20040114000026090 Pg 1/2 96.50 Shelby Cnty Judge of Probate, AL 01/14/2004 11:16:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner, Prudential Homes Corporation, a corporation (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

Keith Allen Penkunas and Leslie Penkunas

(herein referred to as GRANTEE), their heirs and assigns, as joint tenants with rights of survivorship

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 75, according to the Survey of Eagle Point, 12th Sector, Phase 2, as recorded in Map Book 23, Page 82, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$200,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 1217 Eagle Park Road, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever. as joint tenants with rights of survivorship

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that it will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 7th day of January, 2004.

Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership

By: Prudential Homes Corporation its General Partner

By: Darrell Warner

Printed Name: Darrell Warner

Title: Asst. Secy.

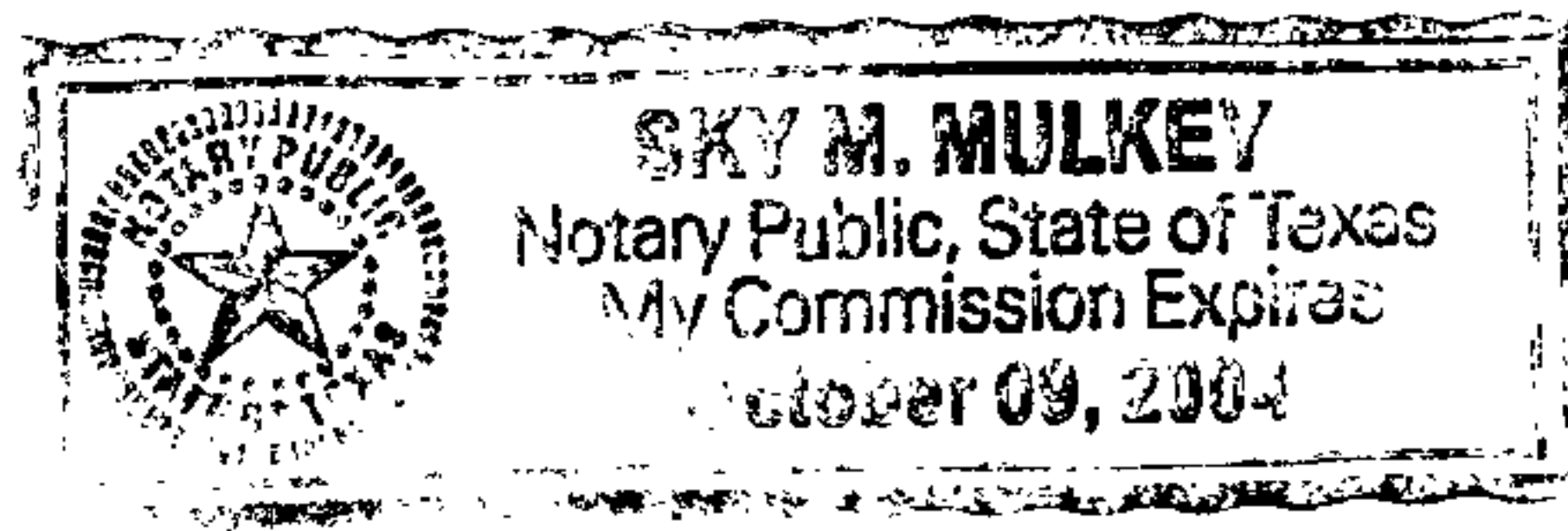
CLAYTON T. SWEENEY, ATTORNEY AT LAW

THE STATE OF TEXAS }
COUNTY OF BEXAR }

I, SKY M. MULKEY, a Notary Public in and for said County and State, do hereby certify that Darrell Warner, whose name as Assistant Secretary of Prudential Homes Corporation, General Partner of Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 7th day of January, 2004.

(Notarial Stamp or Seal)



Sky M. Mulkey
Notary Public

My commission expires: 10-9-04

This document prepared by: Jason Zimmerman, Document Services Consultant, 10010 San Pedro, Suite 800, San Antonio, TX 78216