

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
JEFFERSON COUNTY**

Shelby County, AL 09/02/2008
State of Alabama

Deed Tax: \$30.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Thousand and No/100 (\$300,000.00) and other valuable considerations to the undersigned GRANTOR(S), KEITH ALLEN PENKUNAS AND LESLIE PENKUNAS, HUSBAND AND WIFE, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto TODD A. SANDEFUR AND LAURA J. SANDEFUR, (hereinafter referred to as GRANTEE(S)), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in 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.

\$270,000.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: EASEMENTS, RESTRICTIVE COVENANTS AND RIGHT OF WAYS AS SHOWN BY THE PUBLIC RECORDS. AD VALOREM TAXES FOR THE YEAR 2008, ARE NOT YET DUE AND PAYABLE.

TO HAVE AND TO HOLD, to the said GRANTEE(S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 25TH day of August, 2008.

Keith Allen Penkunas
KEITH ALLEN PENKUNAS

BY: Kellie Dyar, AIF
KELLIE DYAR, AIF

Leslie Penkunas
LESLIE PENKUNAS

BY: Kellie Dyar, AIF
KELLIE DYAR, AIF

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that KEITH ALLEN PENKUNAS AND LESLIE PENKUNAS, BY AND THROUGH THEIR ATTORNEY IN FACT, KELLIE DYAR whose names is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his/her/their capacity as such Attorney In Fact, and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 25TH day August, 2008.

My Comm. Exp.:

[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, AL 35243

SEND TAX NOTICE TO:
TODD A. SANDEFUR
1217 EAGLE PARK RD
BIRMINGHAM, AL. 35242

**CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09**