

This instrument was prepared by
(Name) Dale Corley
(Address) 1933 Montgomery Highway

1219

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand One Hundred Twenty-Two and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Charles Mitchell Pennigar, an unmarried man and Janis Byers Pennigar,
an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kenneth F. Baginski

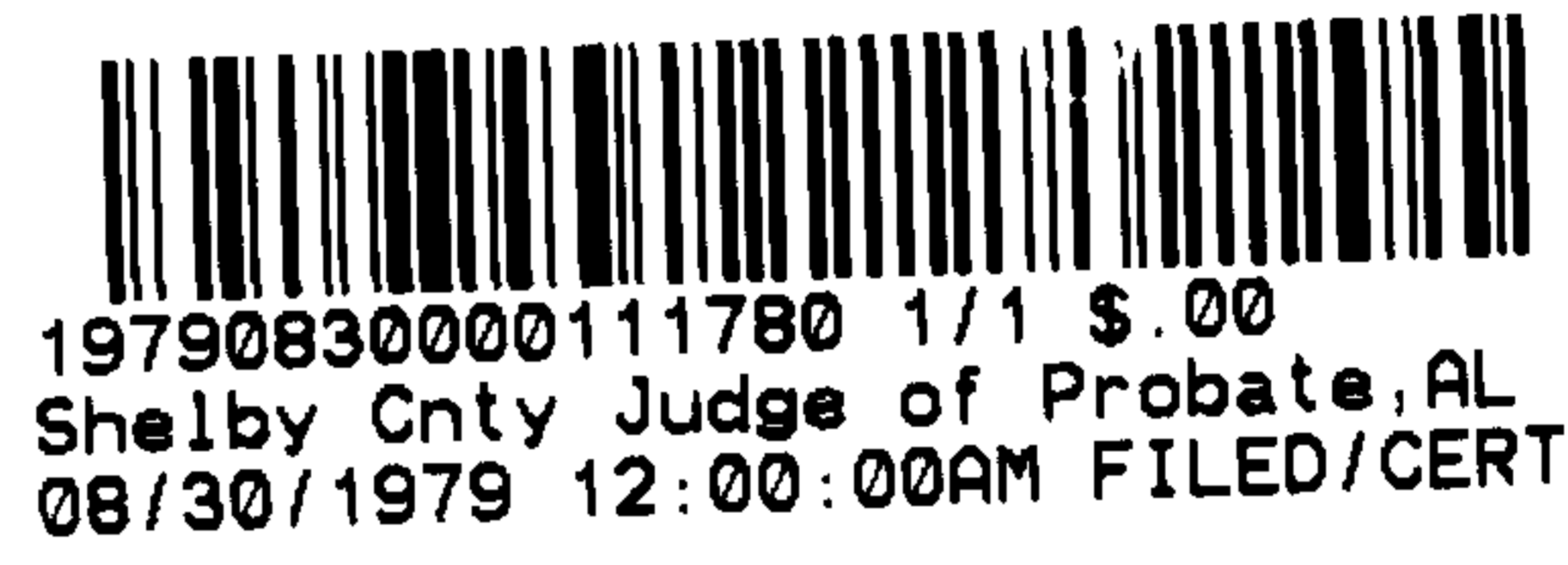
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 30 according to the survey of Portsouth, First Sector, as recorded in Map Book 6, Page 22, in the Probate Office of Shelby County, Alabama

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc., recorded in Vol. 363, page 238, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

BOOK 321 PAGE 721



TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 ~~my~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~I~~(we) have a good right to sell and convey the same as aforesaid; that ~~I~~(we) will and ~~my~~(our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, ~~we~~ have hereunto set ~~our~~ hands(s) and seal(s), this ~~day of~~ August, 1979.

STATE OF ALABAMA
SHELBY COUNTY
(Seal)

1979 AUG 30 AM 9:56
(Seal)

Charles Mitchell Pennigar (Seal)
Charles Mitchell Pennigar

Janis Byers Pennigar (Seal)
Janis Byers Pennigar

STATE OF ALABAMA
Jefferson COUNTY

Deed 18.50
Rec. 1.50
Tud. 1.00
21.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Mitchell Pennigar, an unmarried man & Janis Byers Pennigar, an unmarried woman whose name s 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 August day of August, A. D., 1979.

CORLEY, MONCUS, HALBROOKS & GOINGS, ATTORNEYS
1933 MONTGOMERY HIGHWAY
BIRMINGHAM ALABAMA 35209

Rana F. Nam, III
Notary Public