

State of Alabama

County

956

Know All Men By These Presents.

That in consideration of Eight Thousand and 00/100 ----- DOLLARS

to the undersigned grantor Steven J. Zitney and wife, Vicki R. Zitney
in hand paid by James H. Pennington and wife, Karen A. Pennington
the receipt whereof is acknowledged that we the said Steven J. Zitney and wife, Vicki R. Zitney
do hereby grant, bargain, sell and convey unto the said James H. Pennington and wife, Karen A. Pennington
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 14, Block 1, according to Plantation South 1st Sector as
recorded in Map Book 7, page 173 in the Probate Office of
Shelby County, Alabama.

BOOK 354 PAGE 107

TO HAVE AND TO HOLD Unto the said James H. Pennington and wife, Karen A. Pennington

as joint tenants, with right 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 herein survives the other, the entire interest
in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the
heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said
premises; that they are free from all encumbrances; and

that we have a good right to sell and convey the same as aforesaid; that we will, and 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, have hereunto set hand and seal,

this day of

WITNESSES:

[Handwritten signatures of witnesses]

[Signature: Steven J. Zitney] (Seal.)
[Signature: Vicki R. Zitney] (Seal.)
____ (Seal.)

2006 Longleaf Dr.
B'ham, 35216

TO

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page , and examined.

Judge of Probate.

State of

COUNTY

I, , a Notary Public in and for said County, in said State,
hereby certify that
whose name signed to the foregoing conveyance, and who known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this day of 19

As Notary Public

State of

COUNTY

I, Liba Jerry Thomas, a Notary Public in and for said County, in said State,
do hereby certify that on the 9th day of March, 1984, came before me
the within named Vickie R. Fitzney known to me
to be the wife of the within named Stephen J. Fitzney who, being examined
separate and apart from the husband touching her signature to the within conveyance, acknowledged that
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
the husband.

Given under my hand and official seal this the 9th day of March 1984.

Liba Jerry Thomas As Notary Public

MY COMMISSION EXPIRES:
MARCH 10, 1987

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 MAR 19 AM 10:31

Judge of Probate

Deed TAX 2.00
Rec 3.00
Sum 1.00
12.00