

SEND TAX NOTICE TO:

Name: LARRY JOE PENNINGTON
79 HWY 469
Address: STERRETT, AL 35147

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
(Address) PELHAM, AL 35124

FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTEEN THOUSAND AND NO/100-----(\$15,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
RAY H. COOPER and wife, FRANCES COOPER

(herein referred to as grantors) do grant, bargain, sell and convey unto
LARRY JOE PENNINGTON and wife, PATRICIA ANN PENNINGTON

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

Beginning at the intersection of the north boundary line of Central of Georgia Railway right of way with the southeasterly line of May Street in Sterrett, Alabama; thence southeast along said railway right of way 157 1/2 feet; thence northeast and perpendicular to said railway right of way 155 feet to the north boundary line of SW 1/4 of SW 1/4 of Section 19, Township 18 South, Range 2 East; thence West along the North line of said forty acres 220 feet to the point of beginning; being a part of the SW 1/4 of SW 1/4 of Section 19, Township 18, Range 2 East, Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$11,250.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

02/22/1996-05773
12:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.50

TO HAVE AND TO HOLD unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, 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 and seals, this 7th

day of February, 19 96.

WITNESS

(Seal)
(Seal)
(Seal)

Ray H. Cooper (Seal)
RAY H. COOPER
Frances Cooper (Seal)
FRANCES COOPER
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RAY H. COOPER and wife, FRANCES COOPER 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 7th day of February, A. D. 19 96.

Thomas A. Horvath
Notary Public

Inst. 1996-05773