

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

That in consideration of SIXTY-NINE THOUSAND AND 00/100 DOLLARS (\$69,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, GLADYS E. LAWLEY, an unmarried woman (herein referred to as Grantor), do grant, bargain, sell and convey unto CARL W. PENNINGTON AND MARY J. PENNINGTON, as joint tenants with right of survivorship, (herein referred to as Grantees), the following described real estate situated in SHELBY County, Alabama to wit:

SEE ATTACHED LEGAL DESCRIPTION.

\$55,080.00

All of the consideration herein is from a purchase money first mortgage.

Gladys E. Lawley is the surviving grantee of deed recorded in Book 25 page 666 recorded in the Probate Office of Shelby County, Alabama; Grover C. Lawley, the other grantee having died on or about November 3, 1994.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted herein nor granted. 1996 taxes are currently a lien but are not yet due and payable.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of April, 1996.

Gladys E. Lawley Inst # 1996-11291
GLADYS E. LAWLEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

04/05/1996-11291
03:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 25.10

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that GLADYS E. LAWLEY, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance and having full authority to sign said deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 1995.

Notary Public:

Mark E. Tippins
My commission expires: 9/23/97

Prepared by: Mark E. Tippins, Attorney,
4 Office Park Circle, #215 Birmingham, Alabama 35223
(205) 870-4343

Send tax notice to: C.W.PENNINGTON, 3941 Hwy 22, Montevallo, AL 35115

Parcel I

Commence at the center of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 08 deg. 30 min. 00 sec. East 342.50 feet; thence South 86 deg. 10 min. 00 sec. East 99.80 feet to an iron pin and the point of beginning; thence South 89 deg. 56 min. 00 sec. East, 106.70 feet to an iron pin on the Westerly margin of Church Road; thence along Church Road South 24 deg. 32 min. 44 sec. East, 122.14 feet to an iron pin; thence leaving said Right of Way, South 03 deg. 57 min. 14 sec. West, 212.41 feet to an iron pin at the Northerly Right of Way of Shelby County Highway 22; thence along said Right of Way, North 82 deg. 25 min. 20 sec. West, 133.21 feet to an iron pin; thence leaving said Right of Way North 02 deg. 00 min. 51 sec. West, 305.75 feet to the point of beginning. Said parcel lying and being in the SW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama.

Parcel II

Commence at the center of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 08 deg. 30 min. 00 sec. East, 342.50 feet; thence South 86 deg. 10 min. 00 sec. East, 99.80 feet thence South 89 deg. 56 min. 00 sec. East, 106.70 feet; thence South 24 deg. 32 min. 44 sec. East, 122.14 feet to the point of beginning; thence South 03 deg. 57 min. 14 sec. West, 212.41 feet to the Northerly right of way of Shelby County Highway 22 at an iron pin; thence along said right of way, South 88 deg. 30 min. 28 sec. East 50.09 feet to the intersection of the Northerly right of way of Shelby County Highway 22 and the Westerly right of way of Church Street, North 00 deg. 30 min. 32 sec. East, 75.22 feet; thence continue along said right of way, North 14 deg. 39 min. 35 sec. West, 142.63 feet to the point of beginning. Said parcel lying and being in the SW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama.

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