

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
BOYETT J. HENNINGTON  
TERI MANNING HENNINGTON  
3221 Brook Highland Trace  
Birmingham, AL 35242

STATE OF ALABAMA}  
COUNTY OF SHELBY)

Warranty Deed/JTWROS

1996-32936

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FIFTY-THREE THOUSAND DOLLARS AND NO/100's (253,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of whereof is acknowledged, I/we **MARK R. ZEANAH** and wife, **SANDRA L. ZEANAH**, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **BOYETT J. HENNINGTON** and **TERI MANNING HENNINGTON** (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 6, according to the Survey of Brook Highland, 1st Sector, as recorded in Map Book 12, Page 62 A & B\*, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. \*as recorded

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

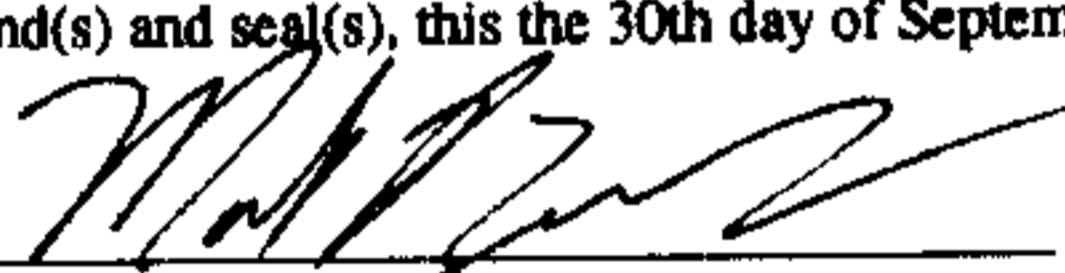
\$202,400.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

10/03/1996-32936  
02:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEEES ~~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 said GRANTEEES 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEEES, their heirs executors and assigns forever, against the lawful claims of all persons.

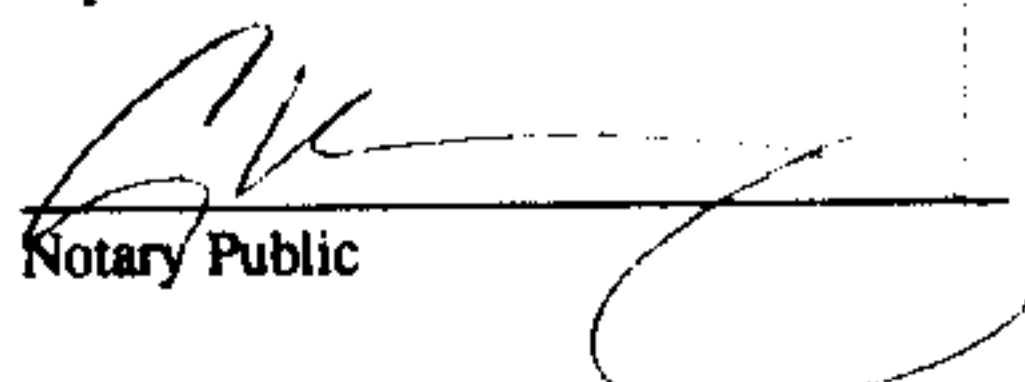
IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 30th day of September, 1996.

  
MARK R. ZEANAH  
  
SANDRA L. ZEANAH

STATE OF ALABAMA}  
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MARK R. ZEANAH and SANDRA L. ZEANAH, whose names 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 30th day of September, 1996.

  
Notary Public

My Commission Expires: 5/29/99