

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

Send Tax Notice To: LORI BUNTON  
name

(Address) 2100 SOUTHERIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

2537 MAGNOLIA PLACE

address

BIRMINGHAM, ALABAMA 35242

WARRANTY DEED-

STATE OF ALABAMA  
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED THIRTY SEVEN THOUSAND AND NO/100-----  
-----DOLLARS (\$237,000.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, CHARLES E. PENTON AND WIFE, ANTOINETTE R. PENTON

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

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

LOT 68, ACCORDING TO THE SURVEY OF THE MAGNOLIA'S AT BROOK HIGHLAND, AS  
RECORDED IN MAP BOOK 13, PAGE 102 A & B, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.

SUBJECT TO:

- ADVALOREM TAXES FOR THE YEAR 1997 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE UNTIL OCTOBER 01, 1997.
- EASEMENTS, RESTRICTIONS AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP.
- RELEASE OF DAMAGES AS RECORDED IN BOOK 285, PAGE 935.
- DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS AS RECORDED IN BOOK 263, PAGE 551 ALONG WITH THE ARTICLES OF INCORPORATION OF THE MAGNOLIAS AT BROOK HIGHLAND HOMEOWNERS ASSOCIATION, INC., IN BOOK 263, PAGE 578 AND BY-LAWS RELATED THERETO IN BOOK 263, PAGE 586.
- EASEMENT TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF PELHAM IN BOOK 253, PAGE 817.
- TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO AS RECORDED IN DEED BOOK 327, PAGE 553 AND DEED BOOK 32, PAGE 183.
- DRAINAGE EASEMENT AS SET OUT IN BOOK 125, PAGE 238.
- AGREEMENTS REGARDING "WATERSHED PROPERTY" AS SHOWN ON INSTRUMENT RECORDED IN BOOK 194, PAGE 54.

Continued

TO HAVE AND 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 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 person.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal (s), this 20th  
day of June, 19 97

\_\_\_\_\_  
(Seal)

Charles E. Penton  
CHARLES E. PENTON (Seal)

\_\_\_\_\_  
(Seal)

Antoinette R. Penton  
ANTOINETTE R. PENTON (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY }

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that  
CHARLES E. PENTON AND WIFE, ANTOINETTE R. PENTON  
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 hands and official seal this 20th day of June, A.D. 19 97

Gene W. Gray, Jr.  
Notary Public

Inst # 1997-20131

06/27/1997-20131  
10:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 58.50

Continuation of Legal Description

\$189,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

ANTOINETTE R. PENTON IS ONE AND THE SAME PERSON AS ANTOINETTE R. BIGGIO.  
LORI BUNTON AND LORI J. BUNTON ARE ONE AND THE SAME PERSON.

*AP*  
*AP*

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