

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:TURNER, NORTON & JERNIGAN, L.L.C.
Attorneys at Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

DWIGHT E. PENNINGTON
230 MILGRAY LANE
CALERA, AL 35040

Inst # 1999-19160

05/07/1999-19160
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
18:00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY THREE THOUSAND THREE HUNDRED DOLLARS and 00/100 (\$133,300.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROSE L. MOORE, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DWIGHT E. PENNINGTON and CONNIE L. PENNINGTON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF SOUTHERN HILLS, SECTOR 6, PHASE ONE, AS RECORDED IN MAP BOOK 17, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ROSE L. MOORE IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED DATED 7/6/94 AND FILED IN 1994/21893. HARLEY L. MOORE, JR. HAVING DIED ON OR ABOUT 5/10/96.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. 30 foot building line, as shown by recorded map.
3. Restrictions as shown by recorded Map.
4. Map Book 17, page 93 shows the following reservation:
Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".

\$126,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROSE L. MOORE, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of April, 1999.


ROSE L. MOORE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROSE L. MOORE, AN UNMARRIED PERSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of April, 1999.


Notary Public

My commission expires: 01-26-03

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