

This instrument was prepared by:  
(Name) Joseph E. Walden  
(Address) P.O. Box 1610  
Alabaster, AL 35007

Send Tax Notice to:  
(Name) Kenneth H. Garner  
(Address) 125 Lake Lane  
Alabaster, AL 35007

**WARRANTY DEED**

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

That in consideration of Five Thousand and 00/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, we, Kay Pennington and husband, Larry O. Pennington

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Kenneth H. Garner

(herein referred to as **GRANTEES**) the following described real estate situated in Shelby County, Alabama to-wit:

Part of the South one-half of Section 22, Township 20 South, Range 3 West, being more particularly described as follows: Begin at the Southeast corner of said Section 22, and run thence in a Northerly direction along East boundary of said Section 22, a distance of 1,056.0 feet; thence turning an angle of 88 deg. 41 min. 24 sec. to the left in westerly direction run 1650.0 feet to the point of beginning of the tract herein conveyed; thence continue in the same direction 1654.64 feet to the east line of the Wade property; thence South along the East line of Wade property run 264 feet; thence east and parallel with the North line of the land herein conveyed, run 1654.64 feet; thence north and parallel with the West line of the property herein conveyed run 264.0 feet to the point of beginning.

This Deed prepared without benefit of title abstract, title examination or survey at grantees and grantors request.  
Subject to easements, restrictions, and rights of way of record.  
Subject to applicable zoning and subdivision regulations.

That the grantor in that certain deed from Ithiel Patton Geeters, widow of Harvey Geeters, to Kay Pennington Instrument Number 2001-07922, recorded in the Office of the Probate Judge of Shelby County, Alabama, died on the 5<sup>th</sup> day of January, 2002.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this      day of April, 2003.

WITNESS

Kay Pennington (Seal) Larry O Pennington (Seal)  
\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

I, Amber Hamer, a Notary Public in and for said County, in said State, hereby certify that Kay Pennington and Larry O. Pennington, whose name 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 15<sup>th</sup> day of May, 2003.

MY COMMISSION EXPIRES JUNE 28, 2006

My Commission Expires: \_\_\_\_\_  
Notary Public