

9091

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

RONALD M. PENNINGTON
206 NORWICK FOREST DRIVE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED EIGHTEEN THOUSAND EIGHT HUNDRED FIFTY and 00/100 (\$218,850.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, PAUL J. LEFEBVRE and DONNA P. LEFEBVRE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RONALD M. PENNINGTON and RONIE E. 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 2, IN BLOCK 3, ACCORDING TO THE SURVEY OF NORWICK FOREST, FIRST SECTOR, AS RECORDED IN MAP BOOK 11, PAGE 63, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. BUILDING AND SETBACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 11, PAGE 63, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. 7.5 FOOT EASEMENT ACROSS REAR LOT LINE AS PER PLAT.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN REAL 170, PAGE 137; REAL 182, PAGE 942 AND REAL 196, PAGE 766, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT TO ALABASTER WATER & GAS BOARD AS RECORDED IN REAL 124, PAGE 255.
6. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN REAL 157, PAGE 664 AND CORRECTED IN REAL 179, PAGE 21.

\$175,000.00 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, PAUL J. LEFEBVRE and DONNA P. LEFEBVRE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of May, 2003.



PAUL J. LEFEBVRE



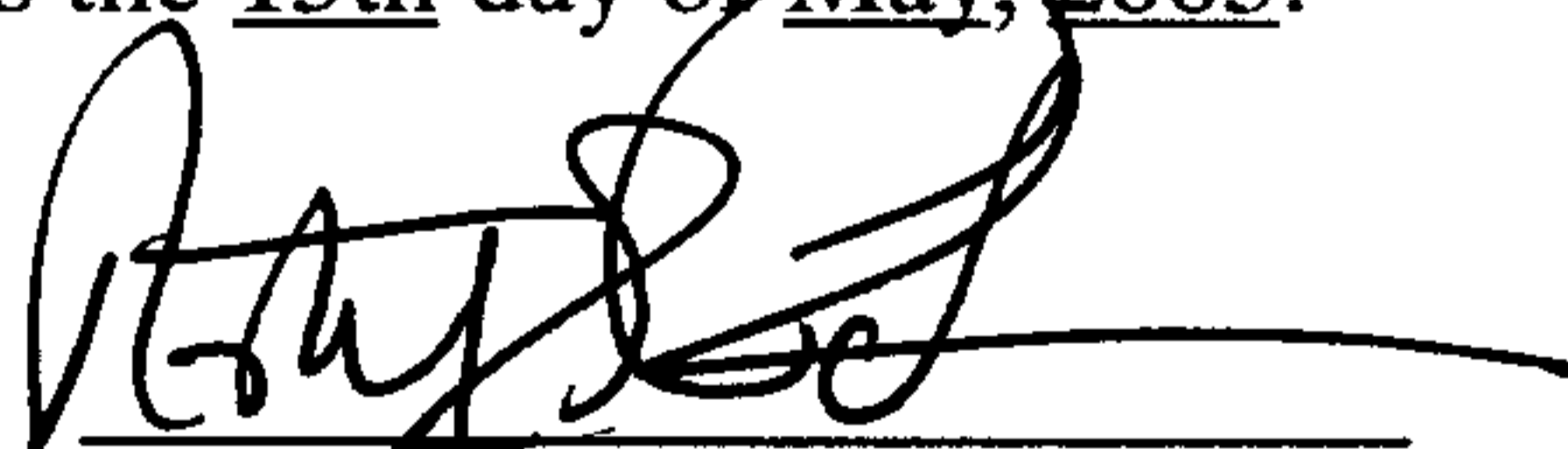
DONNA P. LEFEBVRE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that PAUL J. LEFEBVRE and DONNA P. LEFEBVRE, HUSBAND AND WIFE, 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 15th day of May, 2003.



Notary Public

My commission expires: 7/14/06