

WARRANTY DEED

State of Alabama }
 }
Shelby County }

To All To Whom These Presents Shall Come, Greetings :

Be it Known That in consideration of One Hundred Ten Thousand and No/100 Dollars (\$110,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, James Richard Renninger and Marilyn Francine Renninger, husband and wife, (herein referred to as "Grantors"), have granted, bargained and sold and by these presents do *grant, bargain, sell* and *convey* unto Jeffrey M. Stern, (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 78 and 79, according to the Survey of High Hampton, Sector 1, as recorded in Map Book 19, page 89 in the Office of the Judge of Probate in Shelby County, Alabama.

Also: Begin at the Northeast corner of Lot 79, according to the Survey of High Hampton, Sector 1, as recorded in Map Book 19, page 89, in the Office of the Judge of Probate in Shelby County, Alabama; thence run South 10 degrees 38 minutes 48 seconds West along the projected east line of said Lot 79 for a distance of 401.03 feet; thence run South 75 degrees 45 minutes 51 seconds East for a distance of 333.08 feet; thence run North 0 degrees 54 minutes 59 seconds West for a distance of 461.09 feet; thence run North 86 degrees 26 minutes 38 seconds West for a distance of 241.85 feet to the point of beginning.

The above described property is conveyed subject to a non-exclusive perpetual easement for ingress, egress, utility and drainage that is more particularly described as follows: Commence at the Northwest corner of Lot 79, according to the Survey of High Hampton, Sector 1, as recorded in Map Book 19, page 89, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the point of beginning; thence run South 86 degrees 26 minutes 38 seconds East along the north line of said Lot 79 for a distance of 349.13 feet; thence run South 71 degrees 52 minutes 07 seconds West for a distance of 135.30 feet; thence run North 86 degrees 26 minutes 38 seconds West for a distance of 85.63 feet; thence run North 66 degrees 29 minutes 49 seconds West for a distance of 146.56 feet to the easterly right of way of Hampton Drive and the point of beginning.


Subject to advalorem taxes for the years 2004, and thereafter; easements, restrictions, covenants, and rights of way of record.


Grantees' address is 331 1st Avenue North, Birmingham, Alabama 35204.

To Have and to Hold to the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 19th day of May, 2004.



James Richard Renninger (Seal)


Marilyn Francine Renninger (Seal)

State of Alabama)
Jefferson County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Richard Renninger and Marilyn Francine Renninger, 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 19th day of May, 2004.



Notary Public
My commission expires: 1-2-08

This instrument was prepared by:
Larry R. Newman, Attorney at Law
300 Office Park Drive, Birmingham, Alabama 35223