This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

20060926000476590 1/2 $15.00
Shelby Cnty Judge of Probate, AL
09/26/2006 08:36:58AM FILED/CERT

Send Tax Notice to:
John and Joy Pennington
315 Old Hwy 25 East
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Sixteen Thousand Nine Hundred Seventy Four dollars and 75/100 ($116,974.75)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

STEPHANIE PHILLIPS, A MARRIED WOMAN

(herein referred to as grantor) grant, bargain , sell and convey unto,

JOHN PENNINGTON AND JOY PENNINGTON

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HER SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

$116,974.75 of the above has been paid from a mortgage recorded 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, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of September 2006.

Stephanie Phillips
STEPHANIE PHILLIPS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby that STEPHANIE PHILLIPS, whose names is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of September, 2006.

MIKE T. ATCHISON NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

My commission expires: 10-16-08

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Exhibit A

Phillips to Pennington

A Lot or Parcel of land situated in the Northwest ¼ of the Southeast ¼ of Section 24, Township 21, Range 1 West, particularly described as follows: Beginning at the Southeast corner and run West along the South line of same about 1080 feet to the East Right of Way line of the Columbiana – Wilsonville Highway; thence North 12 degrees East along the East right of way line of said Highway 405 feet, more or less, to the corner of what is known as Miles Branch as the Point of Beginning of the lot hereby conveyed; thence East along the center of said Branch 100 feet; thence South 12 degrees West and Parallel with said Highway 150 feet; thence West and Parallel with said Branch 100 feet to the East right of way line of said Highway; thence Northeast along said highway right of way 150 feet to the Point of Beginning, and situated in Shelby County, Alabama.