

20070607000265150 1/3 \$29.50
Shelby Cnty Judge of Probate, AL
06/07/2007 08:50:38AM FILED/CERT

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

Shelby County, AL 06/07/2007
State of Alabama

Deed Tax: \$12.50

Send Tax Notice to:

3609 Robin Circle
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Hundred Forty Seven Thousand Nine Hundred Dollars (247,900.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **CHRISTOPHER DRESCHER AND CHARLEA DRESCHER, HUSBAND AND WIFE**, grant, bargain, sell and convey unto Thomas M. Penton and Ashlie Bell Penton, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Situated in Shelby County, Alabama.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$ 198,300.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$ 37,205.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

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.

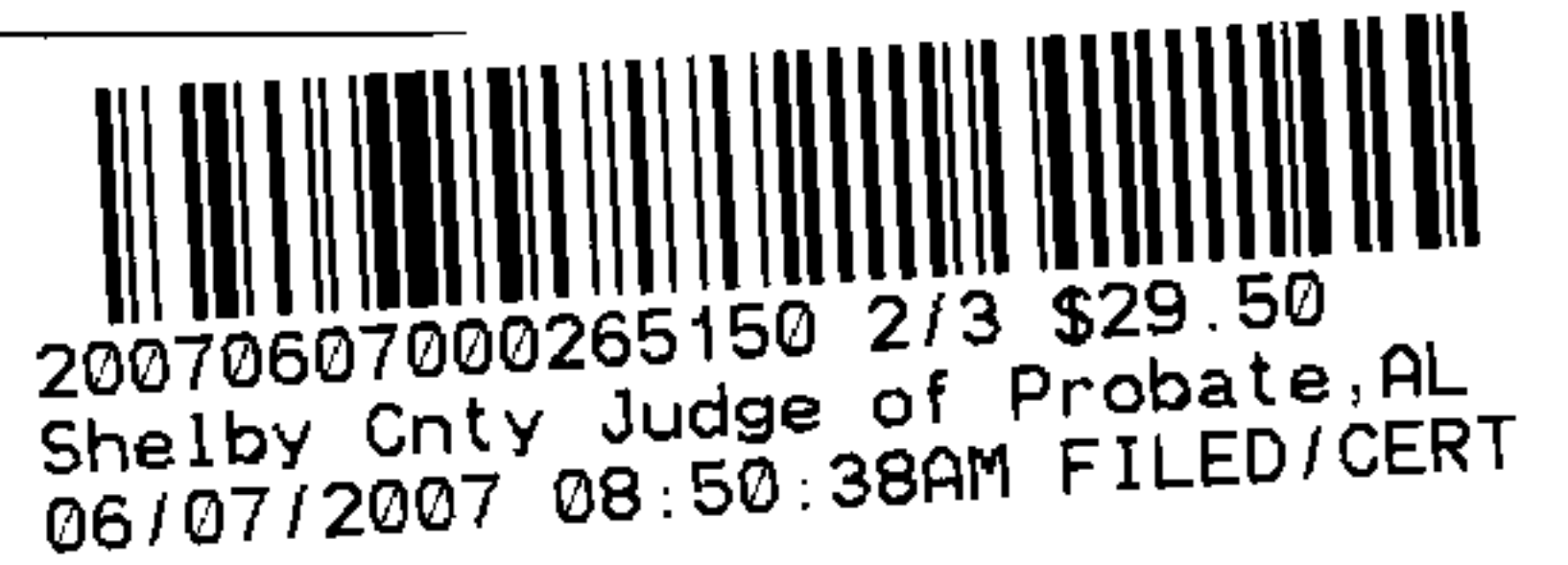
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of May, 2007.

Ch Drescher

CHRISTOPHER DRESCHER

Charlea Drescher

CHARLEA DRESCHER



STATE OF Alabama
COUNTY OF Jefferson

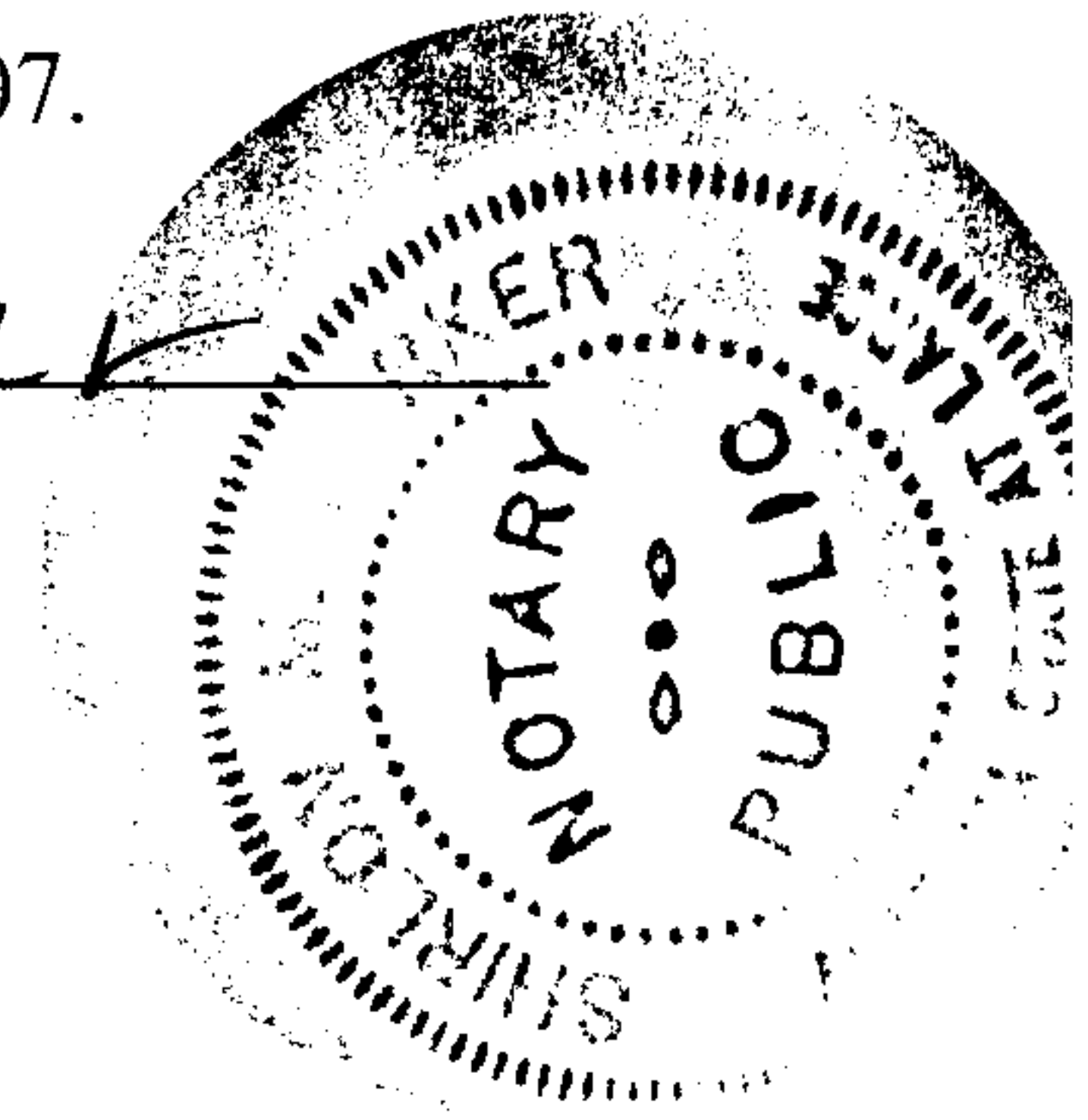
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Christopher Drescher**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed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

Given under my hand and official seal this 12th day of April, 2007.

Shirley M Parker

Notary Public

My Commission Expires: 1-15-08



STATE OF Alabama
COUNTY OF Jefferson

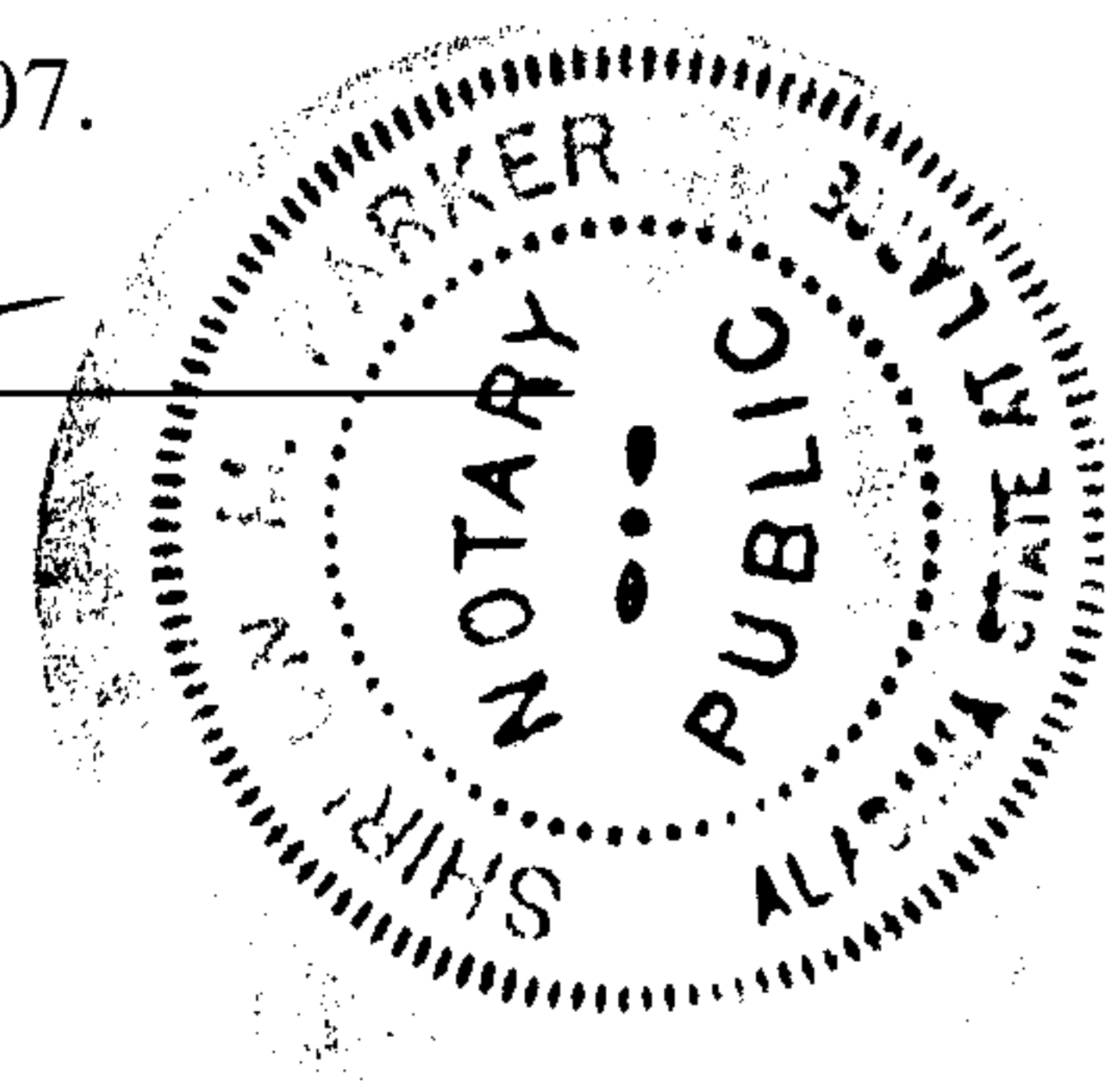
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charlea Drescher**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed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

Given under my hand and official seal this 12th day of April, 2007.

Shirley M Parker

Notary Public

My Commission Expires: 1-15-08



File No.: S-07-15797



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EXHIBIT A

Lot 31, according to the Survey of Sunny Meadows, Third Sector, as recorded in map book 9, Page 91 A & B in the Probate Office of Shelby County, Alabama.