

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Dennis Stone
2490 16th Street
Calera AL 35040

20070711000326700 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/11/2007 02:38:10PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)
WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Twenty-One Thousand Five Hundred & 00/100 Dollars (\$21,500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Ronald M. Pennington, a married person**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Dennis Stone and wife, Jennie Stone**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

See attached Exhibit "A".

Subject to all items of record.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE
HEREWITH, IN FAVOR OF CENTRAL STATE BANK, IN THE SUMS OF ~~\$19,350.00~~

\$20,467.65 RP

Note: This property does not constitute homestead property for the Grantor.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 29th day of June, 2007.

GRANTOR

Roni Pennington, as Ltd. POA Ronald M. Pennington
(L.S.)

Ronald M. Pennington

By: Roni Pennington, as Limited Power of Attorney as
recorded in the Probate Office of Shleby County, Alabama
in Instrument # 20070711000326690

STATE OF ALABAMA)
SHELBY COUNTY)
ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that *Roni Pennington as Limited Power of Attorney for Ronal M. Pennington* is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, in her capacity as such Power of Attorney executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 5/3/08



20070711000326700 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/11/2007 02:38:10PM FILED/CERT

Shelby County, AL 07/11/2007
State of Alabama

Deed Tax: \$1.00

EXHIBIT "A"

LOT 12B

The North $\frac{1}{2}$ of Lot 12, Block 75, Dunstan's Map of Calera, as recorded in Map Book 1, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Begin at the NW corner of above said Lot 12, said point being the POINT OF BEGINNING; thence South 86 degrees 26 minutes 28 seconds east a distance of 150.00 feet; thence South 00 degrees 29 minutes 00 seconds West, a distance of 125.00 feet; thence North 86 degrees 26 minutes 28 seconds West a distance of 150.00 feet to a point on the easterly ROW line of 19th Street, 80' ROW; thence North 00 degrees 29 minutes 00 seconds East and along said ROW line a distance of 125.00 feet to the POINT OF BEGINNING.