

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Donald W. Penhale

1308 Whirlaway Circle
Helena, Alabama 35080

GENERAL WARRANTY DEED

20090303000077020 1/1 \$14.50
Shelby Cnty Judge of Probate, AL
03/03/2009 02:18:53PM FILED/CERT

STATE OF ALABAMA)

Shelby COUNTY)

Shelby County, AL 03/03/2009
State of Alabama

Deed Tax: \$2.50

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Twenty Five Thousand dollars and Zero cents (\$125,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Susan W. Hauswirth, a married woman and Joyce W. Phillips, a married woman and Robert Hall Wynne, Jr., a married man by and through his Attorney-in-Fact, Susan W. Hauswirth,** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Donald W. Penhale** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 101, according to the Survey of Dearing Downs, 1st Addition, as recorded in Map
Book 6, Page 141, Shelby County, Alabama Records.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Susan W. Hauswirth and Joyce W. Phillips and Robert Hall Wynne, Jr. are the surviving grantees under that certain deed recorded in Instrument #20080429000175090. The other grantee, Martha S. Wynne having died on or about 1/2/09.

The above described property does not constitute the homestead of any grantor, nor that of their respective spouses, neither is it contiguous thereto.

\$122,735.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **26th day of February, 2009**

Susan W. Hauswirth
Susan W. Hauswirth

Joyce W. Phillips
Joyce W. Phillips

STATE OF ALABAMA)
JEFFERSON COUNTY)

Susan W. Hauswirth as AIF for
Robert Hall Wynne, Jr., by and through his
Attorney-in-Fact, Susan W. Hauswirth Robert Hall Wynne Jr.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Susan W. Hauswirth and Joyce W. Phillips and Robert Hall Wynne, Jr., by and through his Attorney-in-Fact** 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **26th day of February, 2009.**

Sandy F. Johnson
Notary Public
Commission Expires:

FILE NO: 290289

