

This instrument was prepared by  
Mitchell A. Spears  
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P. O. Box 119  
Montevallo, AL 35115  
205/665-5076

Send Tax Notice to:  
(Name) Holly Pennington and Charles Pennington  
(Address) 133 Kingsley Court  
Alabaster AL 35007

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Statutory Warranty Deed

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STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWENTY THOUSAND DOLLARS AND 00/100 (\$20,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **CENTRAL STATE BANK, an Alabama Banking Corporation** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **HOLLY PENNINGTON and husband, CHARLES PENNINGTON** (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

**REFERENCE IS HEREBY MADE TO THE LEGAL DESCRIPTION CONTAINED WITHIN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.**

**SUBJECT TO:**

- **Taxes for 2010 and subsequent years.**
- **Transmission line permits to Alabama Power Company as recorded in Deed Book 101, Page 127; Deed Book 113, Page 17; Deed Book 117, Page 125; Deed Book 130, Page 216 and Deed Book 130, Page 217.**
- **Right of way to Warren & Adams as shown in Deed Book 15, Page 6.**
- **Right of way to Longview Lime as recorded in Deed Book 17, Page 132 and Deed Book 60, Page 109.**
- **All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated March 4, 2010 and recorded on March 8, 2010 at 9:23 a.m. in Instrument No. 2010308000065680, Office of the Probate Judge of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America.**

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s),  
this 17<sup>th</sup> day of May, 2010.

**Central State Bank:**

(Seal)  
By: [Signature] David P. Downs  
Its: [Signature] Executive  
Vice President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that David P. Downs whose name  
as Executive Vice President of Central State Bank, 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/she, as such officer and with full  
authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and official seal, this the 17<sup>th</sup> day of May, 2010.

[Signature]  
Notary Public  
My Commission Expires: Aug 13, 2011




20100520000119230 2/3 \$37.00  
Shelby Cnty Judge of Probate, AL  
05/20/2010 02:51:40 PM FILED/CERT



## EXHIBIT A

### PARCEL 8:

Commence at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence South 01 degrees 48 minutes 37 seconds East along the East line of said Quarter-Quarter Section a distance of 385.24 feet to a point; thence run South 01 degrees 39 minutes 00 seconds East a distance of 534.54 feet to a point on the North margin of Shelby County Highway 26; thence run North 77 degrees 41 minutes 54 seconds West along said margin of said Highway a distance of 265.38 feet to a point; thence run North 82 degrees 48 minutes 05 seconds West along said margin a distance of 319.90 feet to a point; thence run North 82 degrees 48 minutes 05 seconds West along said margin of said Highway a distance of 503.01 feet to a rebar corner and the point of beginning of the property being described; thence run North 82 degrees 48 minutes 16 seconds West along said margin of said Highway 26 a distance of 532.22 feet to a rebar corner at a fence line; thence run North 03 degrees 03 minutes 23 seconds East along said fence line a distance of 696.84 feet to a rebar corner on the Southerly margin of Camp Branch Circle; thence run North 89 degrees 32 minutes 53 seconds East along the South line of said Camp Branch Circle a distance of 53.02 feet to a P.C. of a curve to the right having a radius of 280.0 feet; thence run Easterly along the arc of said curve an arc distance of 37.12 feet to the P.T. of said curve; thence run South 82 degrees 51 minutes 22 seconds East along the said margin of said road a tangent distance of 224.07 feet to the P.C. of a curve to the left having a radius of 620.0 feet; thence run Easterly along the arc of said curve an arc distance of 52.85 feet to the P.T. of said curve; thence run South 87 degrees 44 minutes 24 seconds East along said margin of Camp Branch Circle a tangent distance of 150.64 feet to a rebar corner; thence run South 02 degrees 04 minutes 29 seconds West a distance of 722.99 feet to the point of beginning.

  
20100520000159230 3/3 \$37.00  
Shelby Cnty Judge of Probate, AL  
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**STEWART TITLE  
GUARANTY COMPANY**