

REAL ESTATE SALES VALIDATION INFORMATION

Grantor(s) Address: 25121 Portobello Road, Birmingham,, Alabama 35242
Grantee(s) Address: 4325 Bent River Parkway, Hoover, Alabama 35244
Property Address: 536 Mill Springs Circle, Hoover, Alabama 35244
Contract & Total Purchase Price: \$420,000.00

The Grantors herein, by their signatures to this deed, certify that the above information is true and correct

THE STATE OF ALABAMA }
COUNTY OF SHELBY } WARRANTY DEED

FOR AND IN CONSIDERATION of Four Hundred Twenty and no/100 Dollars (\$420,000.00), to the undersigned, John M. Pennington and wife, Kimberly Pennington, (hereinafter referred to as "Grantors"), in hand paid by Jennifer Cooper and husband, Jim D. Cooper, Jr. and Virginia M. Pettus, (hereinafter referred to as "Grantees"), the receipt of which is hereby acknowledged, we hereby give, grant, bargain, sell and convey unto the said grantees, all of our right, title and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

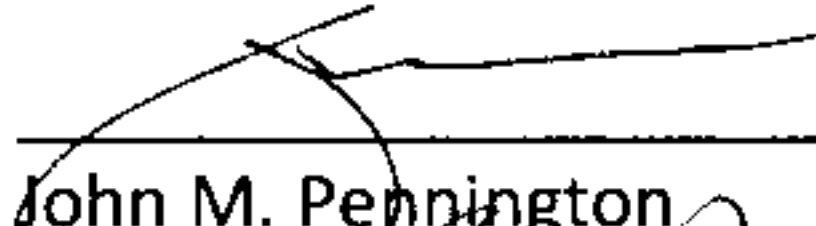
Lot 21, according to the Amended Plat of Mill Springs Estates, 1st Sector as recorded in Plat Book 24 at Page 116 in the Office of the Judge of Probate of Shelby County, Alabama. Subject to Restrictive and Protective Covenants applicable to said subdivision as the same appear on record in said Probate Office on Document Number 1999-03193 and RLPY 2114 at 0849 and Articles of Incorporation of Mill Springs Homeowner Association, Inc. as the same is recorded in said Probate Office on Document Number 20080918000371620.

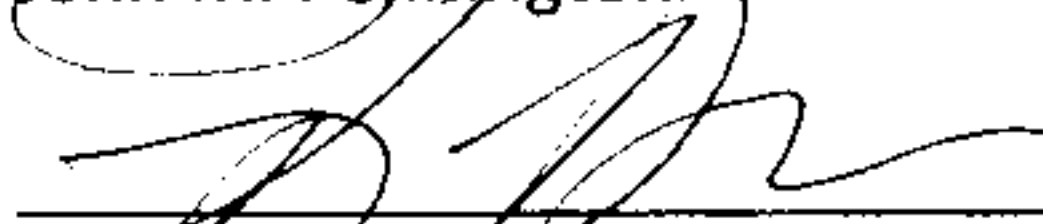
Prior Deed Reference: 1999-08358

To have and to hold the aforesaid premises to said grantees, their heirs and assigns, to their use and behoof, forever. We covenant with the said grantees, their heirs and assigns that we are lawfully seized in fee simple of the aforegranted premises, that the same are free and clear of all liens and encumbrances; that we have a good right to sell and convey the property to the said grantees, their heirs and assigns and we hereby warrant and covenant to defend title to the property to the said grantees, their heirs and assigns, against the lawful claims and demands of all persons.

Dated this the 22nd day of December, 2016.


20170105000004550 1/1 \$36.00
Shelby Cnty Judge of Probate, AL
01/05/2017 10:42:50 AM FILED/CERT



John M. Pennington


Kimberly Pennington

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

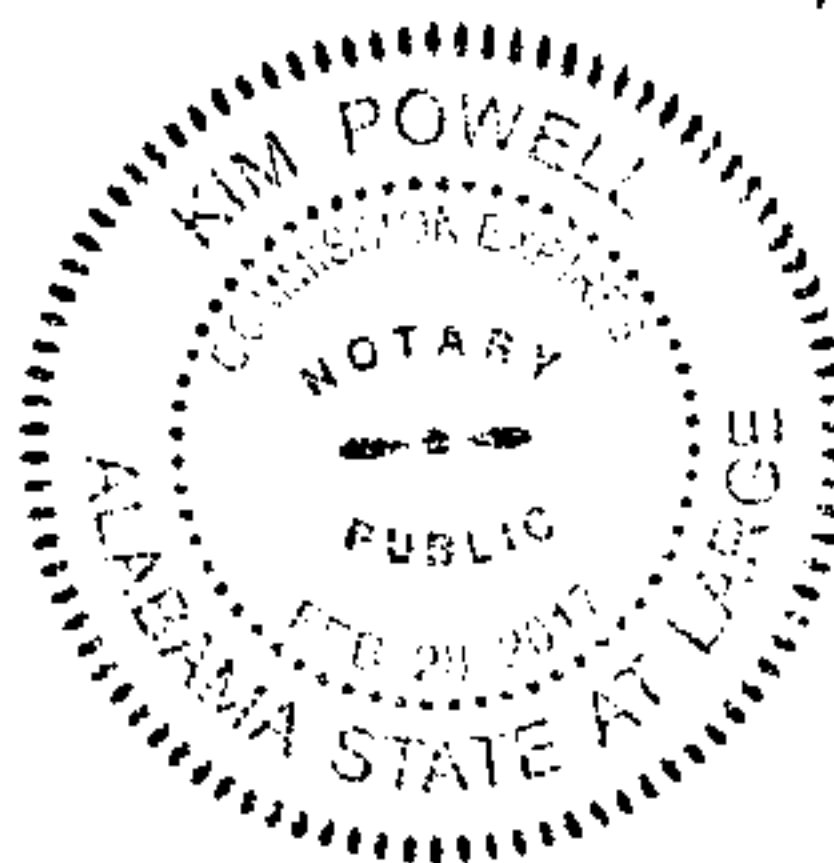
I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that John M. Pennington and Kimberly Pennington, whose names are signed to the foregoing Deed and who are known to me, acknowledged before me on this day, that, being informed of the contents thereof, they executed the same voluntarily on the day the same bears date.

Dated this 22nd day of December, 2016.



Notary Public
My Commission Expires:

This Instrument was prepared by:
Gregory D. Harrelson, Attorney At Law
2060 Cherokee Road
Alexander City, Alabama 35010



Shelby County, AL 01/05/2017
State of Alabama
Deed Tax: \$21.00