

This instrument was prepared by

SEND TAX NOTICE TO:

ANTHONY D. SNABLE  
1629 11th Avenue South  
Birmingham, Alabama 35205

DONNA M LOMBARDO  
4002 VIRGINIA LANE  
HELENA, ALABAMA 35080

File #890460WDI

**WARRANTY DEED**

**STATE OF ALABAMA  
JEFFERSON COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of EIGHTY SIX THOUSAND FIVE HUNDRED and 00/100 (\$86,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, PINNACLE BANK (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto DONNA M LOMBARDO (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 43, ACCORDING TO THE SURVEY OF ASHLEY BROOK, AS RECORDED IN MAP BOOK 22, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. Easements, restrictions and reservations of record.

\$83,900.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1999-40984

10/01/1999-40984  
12:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 14.00

IN WITNESS WHEREOF, the said GRANTOR, by JOHN KIRBY its SENIOR VICE PRESIDENT, who is authorized to execute this conveyance, hereto set its signature and seal this the 30th, day of September, 1999.

PINNACLE BANK

BY:  (SEAL)  
ITS: SENIOR VICE PRESIDENT

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that JOHN KIRBY whose name as SENIOR VICE PRESIDENT of PINNACLE BANK, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 30th day of September, 1999 .

  
Notary Public

My commission expires: 10-24-99

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