

**SEND TAX NOTICES TO:**

**Charles S. McDowell**

**19 KING JAMES DRIVE**

**ALABASTER, AL 35007**

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Sixty-Five Thousand Dollars (\$65,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **PINNACLE BANK** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **CHARLES S. MCDOWELL**, a single man (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 19, according to the Survey of Kingwood Townhomes, Phase Three, as recorded in Map Book 20, Page 91, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** i) all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by foreclosure deed dated March 27, 1997 and recorded as Instrument Number 1997-9882, in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Bill's Contracting Service, Inc. to Pinnacle Bank recorded as Instrument Number 1996-04902 and in accordance with the laws of the State of Alabama or the United States; ii) 1997 taxes a lien but not yet payable; iii) any and all unpaid municipal assessments against the subject property; iv) 30 foot building line as shown on recorded map; v) 15 foot easement on west side of lot as shown on recorded map; vi) 7.5 foot easement on south side of lot as shown on recorded map; vii) right-of-way granted to South Central Bell Telephone Company recorded in Real Volume 45, page 273, and Volume 285, page 253; and viii) right-of-way granted to Alabama Power Company-recorded in Volume 225, page 224, and Volume 55, page 454.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

ALA-Stat.ded

**Inst # 1997-19764**

**06/24/1997-19764  
02:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 76.00**

**Inst # 1997-19764**

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 17 day of June, 1997.

PINNACLE BANK

By:

Carl Schoettlin

Vice President  
(Vice President)

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carl Schoettlin, whose name as Vice-President of PINNACLE BANK, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 17 day of June, 1997.

Pamela C. Seld

NOTARY PUBLIC

My Commission Expires: 2/3/2001

THIS INSTRUMENT PREPARED BY:  
William B. Hairston III  
Engel, Hairston, & Johanson P.C.  
P.O. Box 370027  
Birmingham, AL 35237  
(205) 328-4600

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