

SEND TAX NOTICES TO:
James David Spray, III

Inst # 1997-21834

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Sixty-Six Thousand Two Hundred Seventy Dollars (\$66,270.00) 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 JAMES DAVID SPRAY, III, a married man, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 22, 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 May 22, 1997, and recorded as Instrument Number 1997-16344, in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Bill's Contracting Service, Inc. to Pinnacle Bank recorded in Instrument Number 1996-04906 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 Real Volume 225, Page 224, and Volume 55, Page 454.

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

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

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 7th of July 1997.

PINNACLE BANK

By: 

Carl Schoettlin

(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, acknowledge 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 7th Day of July, 1997.



NOTARY PUBLIC

My Commission Expires: 2/3/2001

THIS INSTRUMENT PREPARED BY:

PINNACLE BANK
2013 CANYON ROAD
BIRMINGHAM, ALABAMA 35216
(205) 822-2265

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