

This Instrument Prepared By:

Anthony D. Snable, Attorney
2700 Highway 280 South
Suite 101-W
Birmingham, Alabama 35223

Send Tax Notice To:

GREGORY S. DAWSON
TARRA J. DAWSON
108 GREYSTONE GLEN DRIVE
BIRMINGHAM, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of **TWO HUNDRED FOUR THOUSAND DOLLARS and 00/100 (\$204,000.00)** Dollars to the undersigned Grantor, **PINNACLE BANK**, (herein referred to as Grantor), in hand paid by the Grantee (s) herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said **GREGORY S. DAWSON and TARRA J. DAWSON** (herein referred to as Grantee), the following described real estate, situated in **SHELBY County, Alabama** to-wit:

LOT 3, ACCORDING TO THE SURVEY OF THE GLEN AT GREYSTONE, SECTOR ONE, AS RECORDED IN MAP BOOK 15, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Subject to the taxes for the year beginning October 1, 1997, which constitutes a lien, but are not yet due and payable until October 1, 1998.
2. Easements, restrictions and reservations of record.
3. 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 May 26, 1998, and recorded in Inst. # 1998-19106 in the Probate Office of Shelby County, Alabama. Said rights to expire one (1) year from May 26, 1998.

\$193,800.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said

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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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said PINNACLE BANK by Carl Schoettlin, Jr. it's Vice President, who is authorized to execute this conveyance, has hereto set it's signature and seal this the 22nd day of June, 1998.

PINNACLE BANK

BY;

ITS: Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Carl Schoettlin, Jr. whose name as Vice President, of PINNACLE BANK, a corporation are 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.

GIVEN under my hand and official seal on this the 22nd day of June, 1998.


NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 10-21-99

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