

This Instrument Prepared By:
Anthony D. Snable, Attorney
2700 Highway 280 South
Suite 101-W,
Birmingham, Alabama 35223

Send Tax Notice To:
THOMAS KEVIN UNDERWOOD
4005 VIRGINIA LANE
HELENA, AL 35080

Inst # 1998-30906

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of **SEVENTY SIX THOUSAND SIX HUNDRED DOLLARS and 00/100 (\$76,600.00)** 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 **THOMAS KEVIN UNDERWOOD** (herein referred to as Grantee), the following described real estate, situated in **SHELBY County, Alabama** to-wit:

LOT 46, 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, 1997, which constitutes a lien, but are not yet due and payable until October 1, 1998.
2. Easements, retrictions 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 the 4th day of April, 1998, and recorded in Inst. #1998-13474, in the Probate Office of Shelby County, Alabama.

\$72,750.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, it's successors and assigns forever.

IN WITNESS WHEREOF, the said **PINNACLE BANK** by **ROBERT D. HESTER** it's **LOAN OFFICER**, and its who are authorized to execute this conveyance, has hereto set it's signature and seal this the 3rd day of **August, 1998**.

PINNACLE BANK

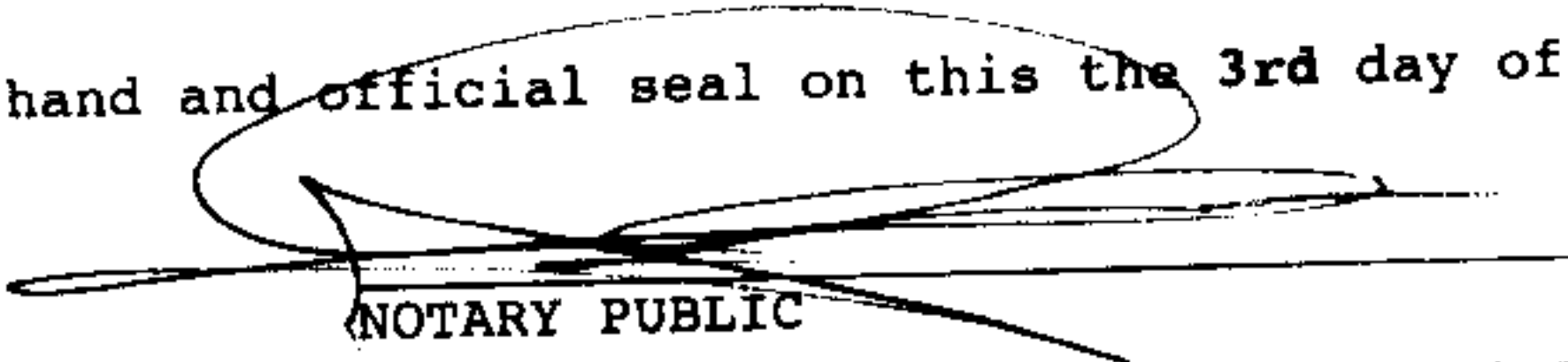

ROBERT D. HESTER
ITS: LOAN OFFICER

STATE OF ALABAMA)
JEFFERSON COUNTY)

08/11/1998-30906
02:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 12.50

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **ROBERT D. HESTER** whose name as **LOAN OFFICER** and , whose name as , of **PINNACLE BANK**, a corporation are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they as such officer's 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 3rd day of **August, 1998**.


NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 10-21-98