

This instrument was prepared by

SEND TAX NOTICE TO:

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

ALLISON L. SUMERLIN
3010 ASHLEY CIRCLE
HELENA, AL 35080

File #880677MTE

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **EIGHTY SEVEN THOUSAND DOLLARS and 00/100 (\$87,000.00) 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 **ALLISON L. SUMERLIN, UNMARRIED WOMAN** (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY County, Alabama** to-wit:

LOT 55, ACCORDING TO THE SURVEY OF ASHLEY BROOK, AS RECORDED IN MAP BOOK 22, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

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. Restriction, covenants 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 day 6th of April, 1998, and recorded in inst. #1998-13480, in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by B & S Land Development Company, Inc. to Pinnacle Bank, recorded in Inst. #1997-16543, under and in accordance with the Laws of the State of Alabama or the United States of America.

\$83,420.00 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 # 1998-50463
12/18/1998-50463
03:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 15.00

IN WITNESS WHEREOF, the said GRANTOR R.D. HESTER, by its CONSTRUCTION LOAN OFFICER, who is authorized to execute this conveyance, hereto set its signature and seal this the 14th, day of December, 1998.

Pinnacle Bank

 (SEAL)
R.D. HESTER, CONSTRUCTION LOAN OFFICER

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that R.D. HESTER whose name as CONSTRUCTION LOAN OFFICER 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 14th day of December, 1998 .


Notary Public

My commission expires: 10-21-99

Inst # 1998-50463

12/16/1998-50463
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 15.00