

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

Send Tax Notice To:
Travis E. Hunter and Andrea Hunter
11541 Highway 55
Sterrett, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Sixty-Five Thousand and 00/100 (\$265,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Pinnacle Bank, a corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Travis E. Hunter and Andrea Hunter, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama.

to-wit:

Lot 4, according to the Survey of Lucas & Howard Subdivision, as recorded in Map Book 20 page 96 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

1. Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138 page 332 in Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 36 page 348 in Probate Office
4. Restrictions, limitations and conditions as set out in Map Book 20 page 96.
5. All rights outstanding by reason of statutory rights of redemption from the foreclosure of that certain mortgage given by Carol J. Copeland and Cecil Copeland, husband and wife, to Pinnacle Bank, in the amount of \$248,500.00, dated May 30, 1997, filed for record June 4, 1997, recorded in Inst. #1997-17485, in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to Pinnacle Bank, recorded in Inst. #1999-47154, in said Probate Office, which runs for one (1) year from November 17, 1999.

\$238,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 15th day of June, 2000.

Pinnacle Bank

Jaye Ottinger, Vice President

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 2000-20807

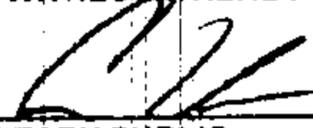
06/22/2000-20807
09:07 AM CERTIFIED
SHELBY COUNTY JUNE 15 2000
J.T.S.

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jaye Ottinger, 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 the instrument, she as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of June, 2000.



NOTARY PUBLIC
My Commission Expires: 

Inst # 2000-20807

06/22/2000-20807
09:07 AM CERTIFIED
JEFFERSON COUNTY JUDGE OF PROBATE
R02 CJ1 07.50