

This instrument was prepared by
(Name) GENE W. GRAY, JR.
(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: LOREN M. RICHARDSON
name
156 CAMDEN COVE PARKWAY
address
CALERA, ALABAMA 35040

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THOUSAND AND NO/100-----
-----DOLLARS (\$100,000.00)
to the undersigned grantor, PINNACLE BANK

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto LOREN M. RICHARDSON AND WIFE, JENNIFER J. RICHARDSON a corporation,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 304, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 1, AS RECORDED IN MAP BOOK 25, PAGE 33 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- ADVALOREM TAXES FOR THE YEAR 2000 AND THEREAFTER.
- BUILDING SETBACK LINES, RESTRICTIONS AND EASEMENTS AS SHOWN ON RECORDED MAP.
- RIGH OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOLUME 48, PAGE 589, DEED VOLUME 247, PAGE 839 AND INST. #1999-22218.
- OIL AND GAS LEASE AS RECORDED IN DEED VOLUME 321, PAGE 626.
- RESTRICTIONS AND COVENANTS APPEARING IN INST. #1999/10604 AND INST. #1999/41873.
- MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.
- ALL STATUTORY RIGHTS OF REDEMPTION THAT EXIST AS THE RESULT OF THE FORECLOSURE DEED RECORDED IN INST NO. 2000/3533
- \$97,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 2000-26669

08/07/2000-26669
01:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 11.50

TO HAVE AND TO HOLD, To 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, together with every contingent remainder and right of reversion. 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 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 GRANTOR, by its SR. VICE PRESIDENT, JOHN KIRBY who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of August, 2000
PINNACLE BANK

ATTEST:

By John Kirby
JOHN KIRBY, SR. VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF Jefferson

I, GENE W. GRAY, JR. a Notary Public in and for said County in said State, hereby certify that JOHN KIRBY whose name as SR. VICE PRESIDENT 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,

Given under my hand and official seal, this the 3rd day of August, 2000

Gene W. Gray, Jr.
Notary Public