

This Instrument Prepared By:

Anthony D. Snable, Attorney  
1629 11th Avenue South  
Birmingham, Alabama 35205

Send Tax Notice To:

CHARLES B. DILL  
  
150 CAMDEN COVE PARKWAY  
CALERA, AL 35040

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA       ),  
  )  
SHELBY COUNTY       )

That in consideration of ONE HUNDRED THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$100,500.00) to the undersigned Grantor, PINNACLE BANK , A CORPORATION (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 CHARLES B. DILL (herein referred to as Grantee), the following described real estate, situated in SHELBY County, Alabama to-wit:

**LOT 305, 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:

1. Advalorem property taxes for the current tax year, 2001.
2. Easements, restrictions, covenants and reservations of record.
3. All 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 February 3, 2000, and recorded in inst. No. 2000-03535, in the Probate Office of Shelby County, Alabama. Said rights to expire one (1) year from February 3, 2000.

**\$98,900.00** 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.

**Inst # 2001-04491**

**02/08/2001-04491  
08:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMB 16.00**

IN WITNESS WHEREOF, the said PINNACLE BANK by, JOHN KIRBY IT'S , SR. VICE PRESIDENT who is authorized to execute this conveyance, has hereto set it's signature and seal this the 31st day of January, 2001.

**PINNACLE BANK**

BY: 

JOHN KIRBY

ITS: SR. 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 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 on this the 31st day of January, 2001.

(NOTARIAL SEAL)

  
NOTARY PUBLIC ANTHONY D. SNABLE

My Commission Expires: 11-2-03

Inst # 2001-04491

02/08/2001-04491  
08:15 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MMB 16.00