

This instrument prepared by:
Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
KARL E. MAI , JR.
PEGGY L. MAI
2225 OLD CAHABA PLACE
HELENA, AL 35080

Inst # 2001-54896

CORPORATE STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of **TWO HUNDRED THREE THOUSAND and 00/100 DOLLARS (\$203,000.00)** to the undersigned Grantor, **PINNACLE BANK**, a Corporation, (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 the said **KARL E. MAI, JR. AND PEGGY L. MAI** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY** County, Alabama to-wit:

LOT 426, ACCORDING TO THE SURVEY OF AMENDED MAP OF OLD CAHABA LAKEWOOD SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Advalorem taxes for the current tax year, 2002.
2. Easements, restrictions and reservations of record.

GRANTOR MAKES NO WARRANTY OR REPRESENTATIONS AS TO THE CONDITION OF SUBJECT PROPERTY AND THE IMPROVEMENTS LOCATED THEREON AND GRANTEES ARE PURCHASING SAME AFTER HAVING BEEN GIVEN AN OPPORTUNITY TO OBTAIN THEIR OWN INSPECTION. SAID PROPERTY TOGETHER WITH THE IMPROVEMENTS THEREON IS BEING PURCHASED IN IT'S "AS IS" CONDITION.

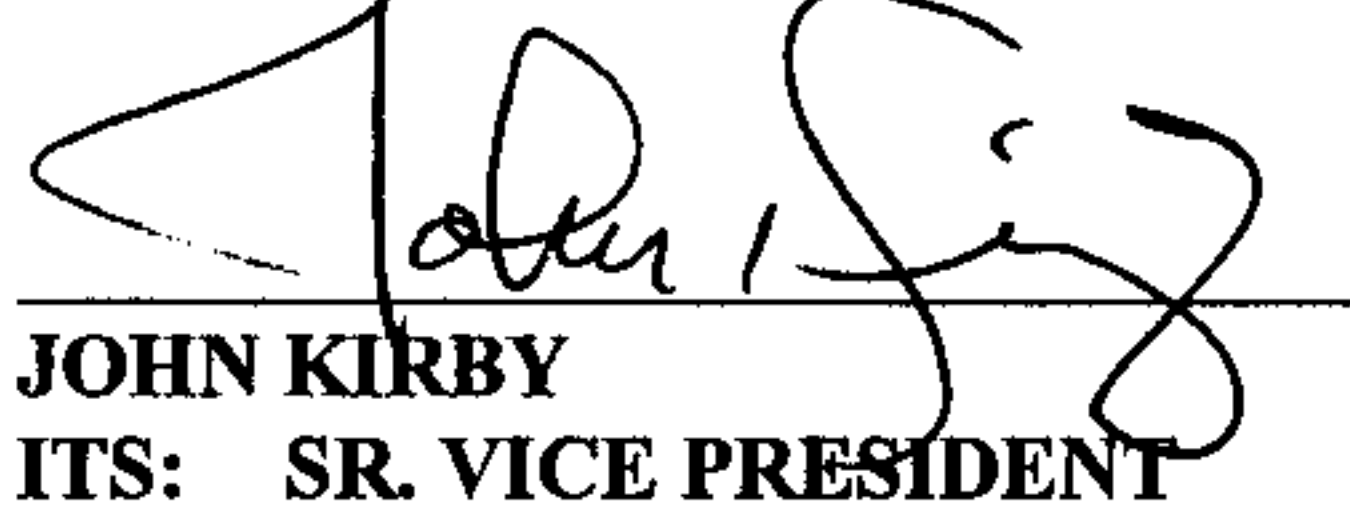
\$192,850.00 of the purchase price recited above was paid from mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

12/14/2001-54896
09:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 24.50

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 30th day of November, 2001.

PINNACLE BANK


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 **30th day of November, 2001.**

(NOTARIAL SEAL)


NOTARY PUBLIC
ANTHONY D. SNABLE
My Commission Expires: 11/2/03

ALABAMA
NOTARY PUBLIC

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