

P0205-0765



20020605000263510 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
06/05/2002 08:55:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
JON M. TURNER, JR.
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice To:

BRANDON S. WARD
105 Shady Hill Circle
CALERA, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED NINETY TWO THOUSAND THREE HUNDRED FORTY EIGHT AND 11/100 DOLLARS (\$192,348.11)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **PINNACLE BANK** (herein referred to as "grantor" whether one or more), do grant, bargain, sell and convey unto **BRANDON S. WARD AND MARCIE G. WARD, HUSBAND AND WIFE** (herein referred to as "grantee", whether one or more) the following described real estate situated in **SHELBY County, Alabama, to-wit:**

LOT 913, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES GIVIANPOUR ADDITION TO ALABASTER 9TH ADDITION PHASE 2, AS RECORDED IN MAP BOOK 27, PAGE 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

"THIS PROPERTY AND IMPROVEMENTS CONVEYED HEREIN ARE SOLD AS IS, WITH NO IMPLIED, OR EXPRESSED WARRANTY"

Subject to the following:

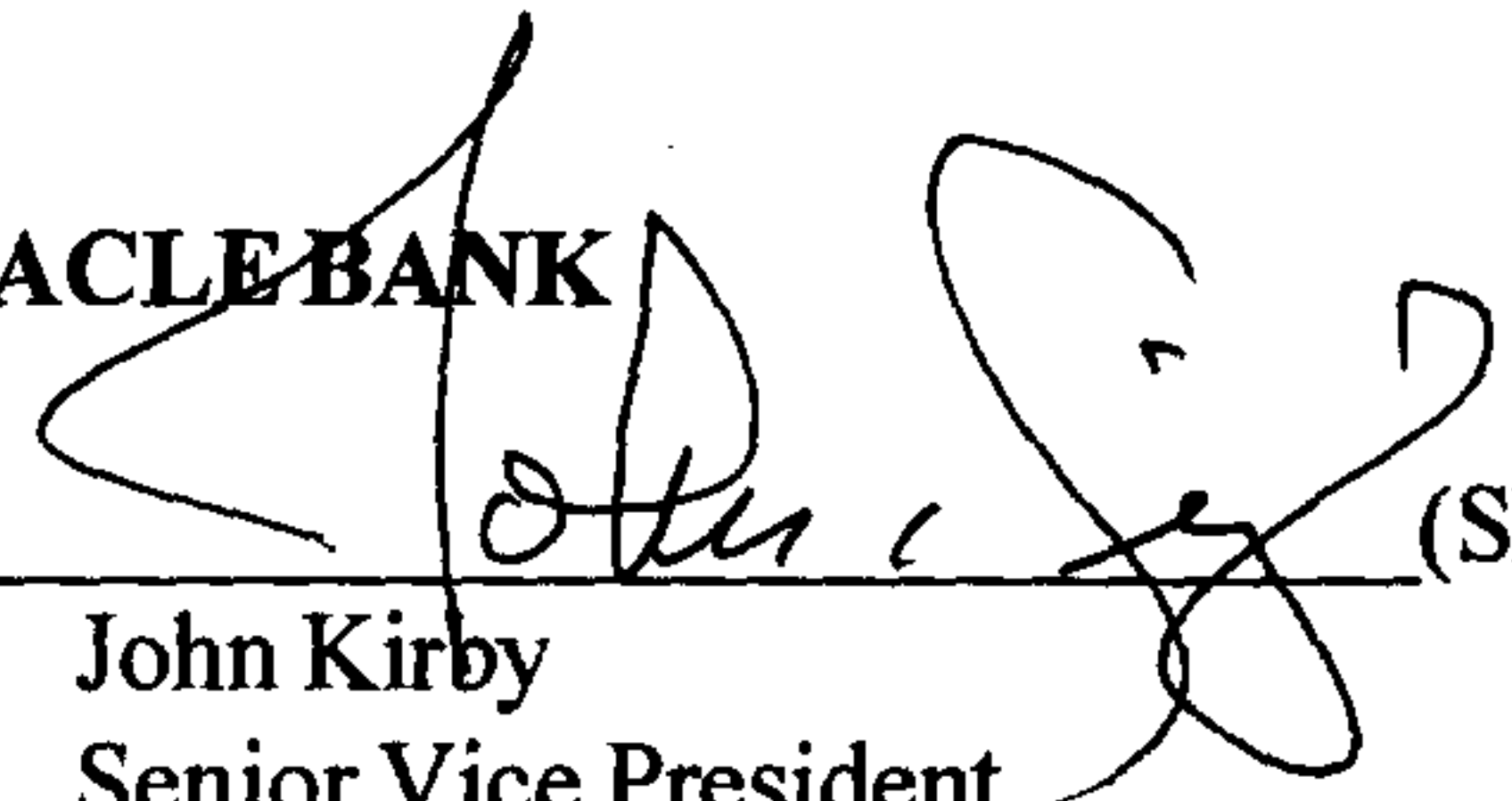
1. Subject to the taxes for the year beginning October 1, 2001, which constitutes a lien, but are not yet due and payable until October 1, 2002.
2. Easements, building line and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Inst. No. 2000-40467.
4. Restrictions and covenants appearing of record in Inst. No. 2001-1048, Inst. No. 1995-5892, Inst. No. 1995-5890 and Inst. No. 1995-5891.

\$227,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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.

IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal, this **24TH** day of **MAY, 2002**.

WITNESSES:

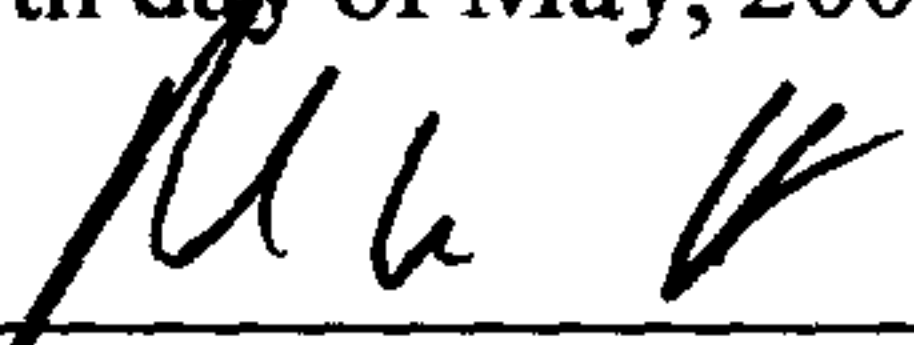
PINNACLE BANK
By:  (SEAL)
Its: John Kirby
Senior Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JOHN KIRBY**, whose name as **SENIOR VICE PRESIDENT** of **PINNACLE BANK**, a state banking 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 24th day of May, 2002.



Notary Public

My Commission Expires: 5-21-04