

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

SEND TAX NOTICE TO:
EDWARD J. LANGAN
MARIANNE LANGAN
6186 EAGLE POINT CIRCLE
BIRMINGHAM, AL 35242

FILE #S02459

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 FIFTY FIVE THOUSAND DOLLARS and 00/100 (\$255,000.00) 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 EDWARD J. LANGAN and MARIANNE LANGAN (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 816, ACCORDING TO THE SURVEY OF EAGLE POINT, 8TH SECTOR,
PHASE I, AS RECORDED IN MAP BOOK 24, PAGE 127 A & B, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Advalorem taxes for the current tax year, 2003.
2. Easements, restrictions and reservations of record.

\$229,500.00 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.

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 26th day of November, 2002.

PINNACLE BANK



JOHN KIRBY
ITS: SR. VICE PRESIDENT

ITS:

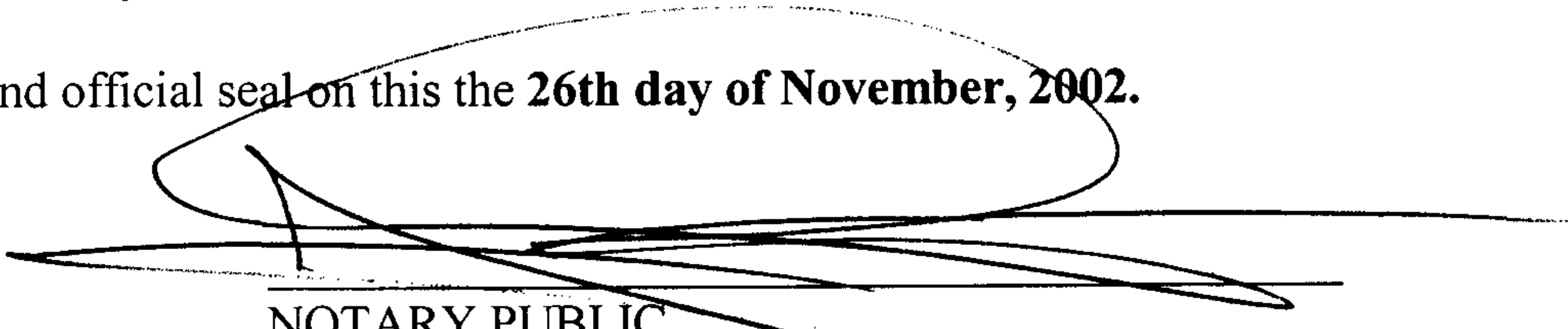
20021211000622270 Pg 2/2 39.50
Shelby Cnty Judge of Probate, AL
12/11/2002 13:57:00 FILED/CERTIFIED

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's 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 **26th day of November, 2002.**



NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 11-5-03