

THIS INSTRUMENT PREPARED BY: B CHRISTOPHER BATTLES, 3150 HIGHWAY 52
WEST, PELHAM, ALABAMA 35124

CORPORATION STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of THIRTY THREE THOUSAND AND NO/100 (\$33,000.000) to the undersigned Grantor, **Pinnacle Bank**, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Pinnacle Bank**, (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **Michael D. Renda** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama:

Lot 3, according to the Final Record Plat of Aaronvale Subdivision, Phase I, as recorded in Map Book 23, Page 78, in the Probate Office of Shelby County, Alabama.

Said property is conveyed subject to the following:

1. Ad valorem taxes for tax year 2004 due October 1, 2004 and delinquent January 1, 2005 and for all subsequent years thereafter.
2. All minerals and mining rights excepted.
3. Existing easements and rights-of-way for public roads and public utilities.
4. All matters which would be revealed by an accurate survey and actual physical inspection of said property.
5. Said property is conveyed "as is" with all warranties, both express and implied, hereby disclaimed, except as to title.
6. All easements, restrictions, set-back lines, rights-of-way and limitations of record.
8. Permits to Alabama Power Company as recorded in Deed Book 139, Page 554 and Deed Book 222, Page 733.
9. Right of Way to Shelby County for Public Road as recorded in Deed Book 196, Page 240 and Deed Book 196, Page 248.
10. Any unpaid dues and/or charges to the North Shelby County Library District.

11. Any unpaid dues and/or charges to the Cahaba Valley Fire District.

TO HAVE AND TO HOLD to the said Grantees, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF the said **Pinnacle Bank**, by **John Kirby** its **Senior Vice-President**, who is authorized to execute this conveyance, has hereto set its signature and seal, this 11th day of March, 2004.

PINNACLE BANK

By:

JOHN KIRBY, ITS SENIOR VICE-PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that **John Kirby** whose name is signed to the foregoing conveyance as **Senior Vice President of Pinnacle Bank**, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, as said officer and with full authority, executed the same voluntarily for and as the act of the said corporation.

Given under my hand and official seal this the 11th day of March, 2004.

Notary Public

My Commission Expires: 02-25-05

SEND TAX NOTICE TO:

Michael D. Renda
1702 Teakwood Lane
Birmingham, Alabama 35235