

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

SEND TAX NOTICE TO:
BRAD HAYES

1523 BENT RIVER CIRCLE
BIRMINGHAM, AL 35216

FILE #S04210

2 0 0 4 0 7 / 9 4 1 1

CORPORATE STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)


mtg value
6/04

That in consideration of ONE HUNDRED SEVENTY ONE THOUSAND AND 00/100 DOLLARS (\$171,000.00) 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 **BRAD HAYES AND ELIZABETH HAYES** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in Jefferson and Shelby County, Alabama to-wit:

LOT 6, ACCORDING TO THE SURVEY OF PHASE I, BENT RIVER ESTATES, AS RECORDED IN MAP BOOK 176, PAGE 15, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA AND MAP BOOK 17, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Advalorem taxes for the current tax year, 2004.
2. Easements, restrictions and reservations of record.
3. Mineral and mining rights excepted.
4. All assessments for fire district dues if said property lies within a constituted fire district.
5. All improvements located upon the subject property are conveyed 'AS IS' with all warranties hereby disclaimed, both express and implied, except as to title.

 ~~\$136,800.00~~ 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 his signature and seal this the 27th day of May, 2004.

PINNACLE BANK

John Kirby
BY: JOHN KIRBY
ITS: SR. VICE-PRESIDENT

20040614000321230 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
06/14/2004 15:10:00 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 are signed to the foregoing conveyance, and who are 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 ~~27th~~ day of May, 2004.

[Signature]
NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 11-2007

STATE OF ALABAMA-JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax has
been collected on this instrument.
Michael F. Bolin
Judge of Probate
"No Tax Collected"

State of Alabama - Jefferson County
I certify this instrument filed on:
2004 JUN 03 A.M. 11:14
Recorded and \$ _____ Mtg. Tax
and \$ _____ Deed Tax and Fee Amt.
\$ 8.00 Total \$ 8.00
MICHAEL F. BOLIN, Judge of Probate

200407/9411