

in said survey. The above-described property is conveyed subject to the following:

1. Ad valorem taxes for tax year 2006 due October 1, 2006 and all subsequent years thereafter.
2. All minerals and mining rights not owned by the Grantor.
3. All assessments for fire district dues, if applicable.
4. All assessments for library dues, if applicable.
5. All zoning ordinances, whether now existing or hereafter enacted.
6. Existing easements and rights-of-way for public roads and public utilities.
7. Said property is conveyed "AS IS" with all warranties, both express and implied, hereby disclaimed, except as to title.
8. All matters shown by the survey of the subject property by Carr & Associates Engineers, Inc. dated 9-27-2005.
9. Right-of-way granted to Alabama Power Company recorded in Instrument 1994-22668.
10. The statutory right of redemption from the foreclosure sales conducted on 12-03-2004 and 9-02-2005 on the part of those entitled to redeem as provided by the laws of the State of Alabama.

Sources of Title: Instrument 20041203000662470 and Instrument 20050902000455000.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.
IN WITNESS WHEREOF, the said Grantor has hereunto set its signature this the

16 day of December, 2005.

Wayne Page
Witness

PINNACLE BANK
By: Rick Brown
RICK BROWN, ITS VICE-PRESIDENT
OF LOAN SERVICING

