

This Instrument was prepared by:
Holli Hargrove *HH*
3145 Green Valley Road, Birmingham, AL 35243
205.977-2888

Please send tax notice to: The Pivotal Group, LLC
3145 Green Valley Road
Birmingham, AL 35243



20060803000376860 1/1 \$511.00
Shelby Cnty Judge of Probate, AL
08/03/2006 03:53:37PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

Shelby County, AL 08/03/2006
State of Alabama

That in consideration of five hundred thousand and no/100, dollars (\$500,000.00),

Deed Tax: \$500.00

to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is acknowledged,

Union State Bank

(herein referred to as grantor), does grant, bargain, sell and convey unto

The Pivotal Group, LLC

(herein referred to as grantee), the following described real estate, situated in ~~Jefferson~~ *Shelby* County, Alabama, to wit:

Shelby

All of the East half of the Northeast Quarter of Section 19, Township 20 South, Range 3 West, Shelby County, Alabama, lying South and West of the Cahaba River and lying North and West of Shelby Highway No. 52

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, in any, of record.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Union State Bank, by Rex V. Alexander its, PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of July, 2006.

Union State Bank
Rex V. Alexander (SEAL)
By: Pres.
Its: _____

STATE OF ALABAMA)
JEFFERSON COUNTY)

Corporation Acknowledgment

I, Linda W. Parrill the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rex V. Alexander, whose name as President of Union State Bank an Alabama Banking Corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing, _____ as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 31 day of July, 2006

Linda W. Parrill
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 30, 2009

Cherry BS