

This instrument was prepared by

WILLIAM PATRICK COCKRELL
ATTORNEY AT LAW
(Name)

1 PERIMETER PARK S, SUITE 325N
BIRMINGHAM, ALABAMA 35242
(Address)

Send Tax Notice To:

RANDALL K. LETT
DEBORAH A. LETT
(Name)

567 SHEFFIELD WAY
BIRMINGHAM, AL 35242
(Address)

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED THIRTY TWO THOUSAND (\$432,000.00) and other good and valuable consideration, to the undersigned grantor, or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, PINNACLE BANK, A CORPORATION, BY AND THROUGH ITS BIRMINGHAM AREA PRESIDENT EDWARD A DAVIDSON. (herein referred to as GRANTORS) do, grant, bargain, sell and convey unto RANDALL K. LETT AND DEBORAH A. LETT, HUSBAND AND WIFE, (herein referred to as GRANTEE), the following described real estate situated in SHELBY County, Alabama, to-wit as joint tenants with rights of survivorship:

LOT 22-93 ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 22ND SECTOR, PHASE II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 36, PAGE 94 A-C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT # 1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543, AND FURTHER AMENDED IN INST # 1999-31095, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 22ND SECTOR, PHASE II, RECORDED AS INSTRUMENT #20060605000263860, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HERINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION.")

THIS GRANTOR ONLY WARRANTS TITLE FROM THE TIME GRANTOR OBTAINED TITLE UNTIL THE DATE GRANTOR CONVEYS ITS INTEREST IN THE AFORESAID PROPERTY TO THE GRANTEE.

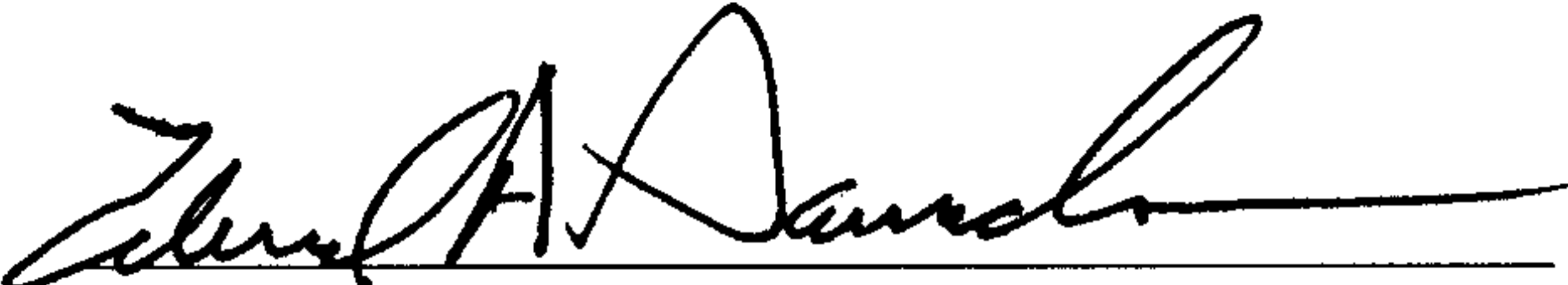
SPECIAL WARRANTY DEED

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TO HAVE AND TO HOLD, to the said GRANTEE, AS JOINT TENANTS, WITH RIGHT OF SUIVORSHIP, THEIR HEIRS AND ASSIGNS, FOREVER, IT BEING THE INTENTION OF THE PARTIES TO THIS CONVEYANCE, THAT (UNLESS THE JOINT TENANCY HEREBY BE 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.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$100,000.00 IS BEING FILED HERewith.


IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2 day of DECEMBER, 2008

 (Seal)

EDWARD A. DAVIDSON, BIRMINGHAM AREA PRESIDENT OF PINNACLE BANK

STATE OF ALABAMA

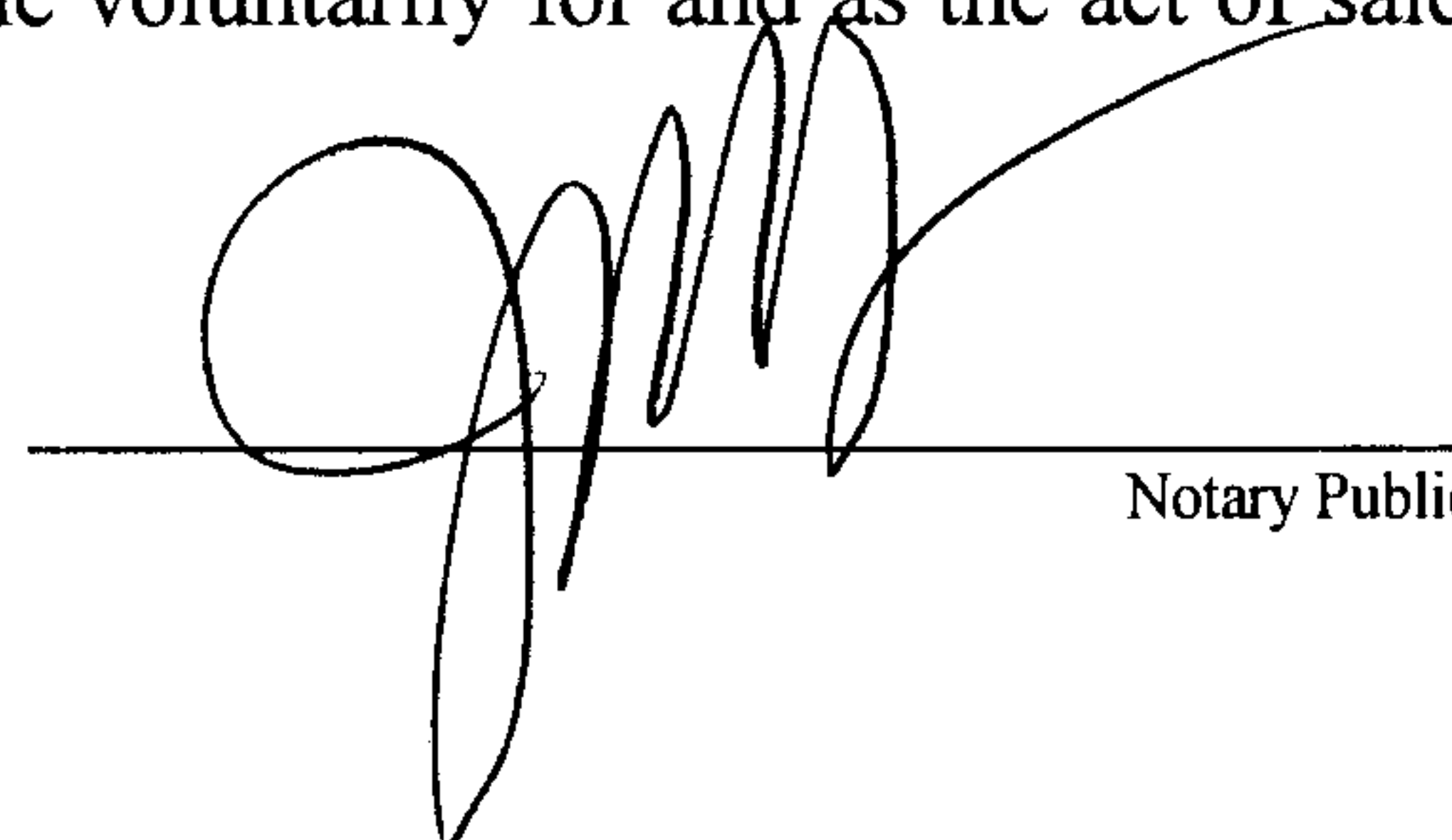
COUNTY OF SHELBY


20090114000012510 2/2 \$346.00
Shelby Cnty Judge of Probate, AL
01/14/2009 12:45:58PM FILED/CERT

CORPORATION ACKNOWLEDGMENT

I, JENNIFER L. BANIK, a Notary Public in and for said County in said State, hereby certify that EDWARD A. DAVIDSON, whose name as BIRMINGHAM AREA 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 and with full authority, executed the same voluntarily for and as the act of said company.

Jennifer L. Banik
Notary Public, AL State at Large
My Comm. Expires Feb. 7, 2009


Notary Public

GIVEN UNDER MY HAND AND SEAL THIS 2 DAY OF DECEMBER, 2008.

Shelby County, AL 01/14/2009
State of Alabama

Deed Tax: \$332.00