



20090828000333040 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/28/2009 11:50:39 AM FILED/CERT

Pinnacle Bank, Mortgagee, acting by and through J. David Hood as auctioneer conducting said sale and as attorney-in-fact for the Mortgagee, does hereby grant, bargain, sell and convey unto **Pinnacle Bank** the following described real estate located in Shelby County, Alabama:

✓ **Lot 88, according to the survey of Bent Creek Subdivision Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate office of Shelby County, Alabama.**

TO HAVE AND TO HOLD said property unto the said Pinnacle Bank, its successors and assigns, forever. Subject however to the following:

1. The statutory right of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.
2. All minerals and mining rights excepted.
3. Existing easements and rights-of-way for public roads and public utilities.
4. Ad valorem taxes for tax year 2009 and all subsequent years thereafter.
5. All matters which would be revealed by an accurate survey of the subject property.
6. All assessments for fire district dues, if applicable.
7. All assessments for library district dues, if applicable.
8. All assessments for homeowners' association dues, if applicable.
9. All improvements located upon the subject property are conveyed "AS IS" with all warranties hereby disclaimed, both express and implied, except as to title.
10. Rights-of-way granted to Alabama Power Company recorded in Instrument 2005-56418, Instrument 2006-31512 and Instrument 2006-60096.
11. Restrictions and covenants recorded in Instrument 2005-56418.
12. Easements and building lines as shown on the recorded subdivision map.

IN WITNESS WHEREOF the said **Pinnacle Bank**, Mortgagee, has caused this instrument to be executed by and through J. David Hood as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee and the said J. David Hood as said auctioneer and attorney-in-fact has hereunto set his hand and signature on this the 28th day of August, 2009.

HAMPTON PROPERTIES/BENT CREEK, LLC,
MORTGAGOR

By: PINNACLE BANK, MORTGAGEE

By: J. DAVID HOOD, AUCTIONEER AND
ATTORNEY-IN-FACT FOR MORTGAGEE



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PINNACLE BANK, MORTGAGEE

By: _____

J. DAVID HOOD, AUCTIONEER AND
ATTORNEY-IN-FACT FOR MORTGAGEE

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a notary public in and for the State of Alabama at large, hereby certify that **J. David Hood**, whose name as auctioneer and attorney-in-fact for **Pinnacle Bank**, Mortgagee, is signed to the foregoing Mortgage Foreclosure Deed and who is known to me, acknowledged before me on this date, that being informed of the contents of said deed, he as such auctioneer and attorney-in-fact and with full authority, executed same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and seal this the 28th day of August, 2009

Janice E. Culver
Notary Public

My Commission Expires: 1-4-13

Send Tax Notice To:

Pinnacle Bank
ATTENTION: Loan Servicing Department
P. O. Box 1388
Jasper, AL 35502-1388
Telephone Number 205-221-4111