

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Duane E. Nix

(Name) Larry L. Halcomb

name 437 Bent Creek Trace

(Address) 3512 Old Montgomery Highway

address Chelsea, AL 35043

Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED NINETY FIVE THOUSAND AND NO/100 (\$195,000.00) DOLLARS**

to the undersigned grantor, **Pinnacle Bank**

(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 **Duane E. Nix and Emily H. Nix** a corporation,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama** to-wit:

Lot 29, according to the Survey of Bent Creek Subdivision Sector I, as recorded in Map Book 36, Page 23, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.


Subject to taxes for 2009

Subject to easements and building line as shown on recorded map.

Subject to restrictions appearing of record in Inst. No. 2005-56418 and Inst. No. 20060316000123610.

Subject to right of way granted to Alabama Power Company recorded in Volume 126, Page 55 and Inst. No. 2005-56418.

Subject to outstanding rights of redemption as set out more fully on attached Exhibit "A".


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Shelby Cnty Judge of Probate, AL
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\$191,468.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Deed Tax : \$4.00

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said GRANTOR, by its **Birmingham Regional President** who is authorized to execute this conveyance, has hereto set its signature and seal, this the **24th** day of **September, 2009.**

ATTEST:

Pinnacle Bank

By Edward A. Davidson, Jr.
Edward A. Davidson, Jr. its Birmingham Regional President

STATE OF **ALABAMA**
COUNTY OF **JEFFERSON**

I, **THE UNDERSIGNED,** a Notary Public in and for said County in said State, hereby certify that **Edward A. Davidson, Jr.** whose name as **B'ham Regional 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 corporation,

Given under my hand and official seal, this the **24th** day of **September, 2009.**

Sam J. [Signature]
Notary Public

My Commission Expires: 1/23/10

EXHIBIT "A"

All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 28th day of August, 2009, and recorded in Inst. No. 20090828000333010, in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Lowery-Zeg, LLC to Pinnacle Bank, recorded in Inst. No. 20071003000462410, under and in accordance with the laws of the State of Alabama or the United States of America. Said rights to expire one (1) year from the 28th day of August, 2009.



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