Shelby Cnty Judge of Probate, AL 12/30/2009 11:14:10 AM FILED/CERT

This instrument was prepared by:

Send tax notice to:

WPC & ASSOCIATES LLC ATTORNEY AT LAW

JEREMY J. MCMILLAN LATASHA N. MCMILLAN

1 PERIMETER PARK SOUTH, STE 325N 500 BENT CREEK TRACE BIRMINGHAM, AL 35243

CHELSEA, AL 35043

SPECIAL WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF JEFFERSON

Shelby County, AL 12/30/2009 Deed Tax : \$4.00

KNOW ALL MEN BY THESE PRESENTS,

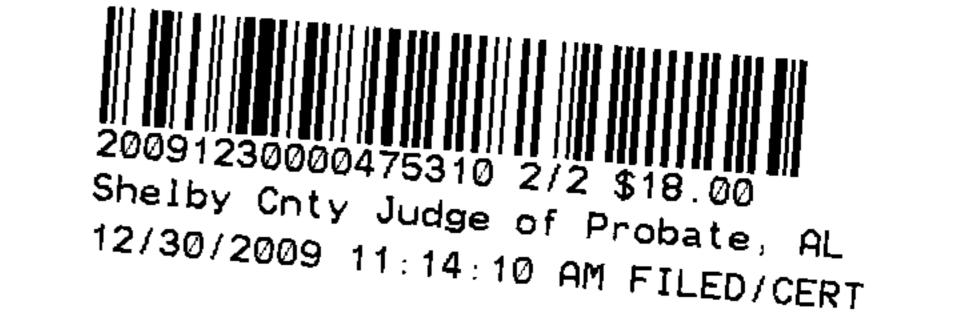
That in consideration of TWO HUNDRED AND FIVE THOUSAND AND NINE HUNDRED DOLLARS (\$205,900.00) and other good and valuable consideration, to the undersigned grantor, or grantors, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, EDWARD A. DAVIDSON, AS REGIONAL PRESIDENT OF PINNACLE BANK, (herein referred to as GRANTOR) do, grant, bargain, sell and convey unto JEREMY J. MCMILLAN and LATASHA N. MCMILLAN, HUSBAND AND WIFE (herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to wit:

LOT 87, 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.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$202, 170 .00 IS FILED HEREWITH

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

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that 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.



SPECIAL WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP PAGE 2

N WITNESS WHEREOF, I have hereunto set my hand and seal, this W day of
NUV(Mber), 2009.
Zenn OADam
DWARD A. DAVIDSON, REGIONAL PRESIDENT FOR PINNACLE BANK
HE STATE OF ALABAMA
EFFERSON COUNTY
Jeanctic Burton, a Notary Public, in and for
aid County in said State, hereby certify that EDWARD A. DAVIDSON, whose name as
EGIONAL PRESIDENT of PINNACLE BANK, a corporation, is signed to the
oregoing conveyance/instrument, and who is known to me, acknowledged before me on
his day that, being informed of the contents of the conveyance he, as such officer and
vith full authority, executed the same voluntarily for and as the act of said corporation.
Fiven under my hand this the way of ', 2007.
Notary Public Benter
Notary Public