



20091230000475310 1/2 \$18.00
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
State of Alabama
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.

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PAGE 2**

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16th day of
NOVEMBER, 2009.



EDWARD A. DAVIDSON, REGIONAL PRESIDENT FOR PINNACLE BANK

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, Jeanette Burton, a Notary Public, in and for
said County in said State, hereby certify that EDWARD A. DAVIDSON, whose name as
REGIONAL PRESIDENT of PINNACLE BANK, a corporation, is signed to the
foregoing conveyance/instrument, 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 this the 16th day of NOVEMBER, 2009.

Jeanette Burton
Notary Public