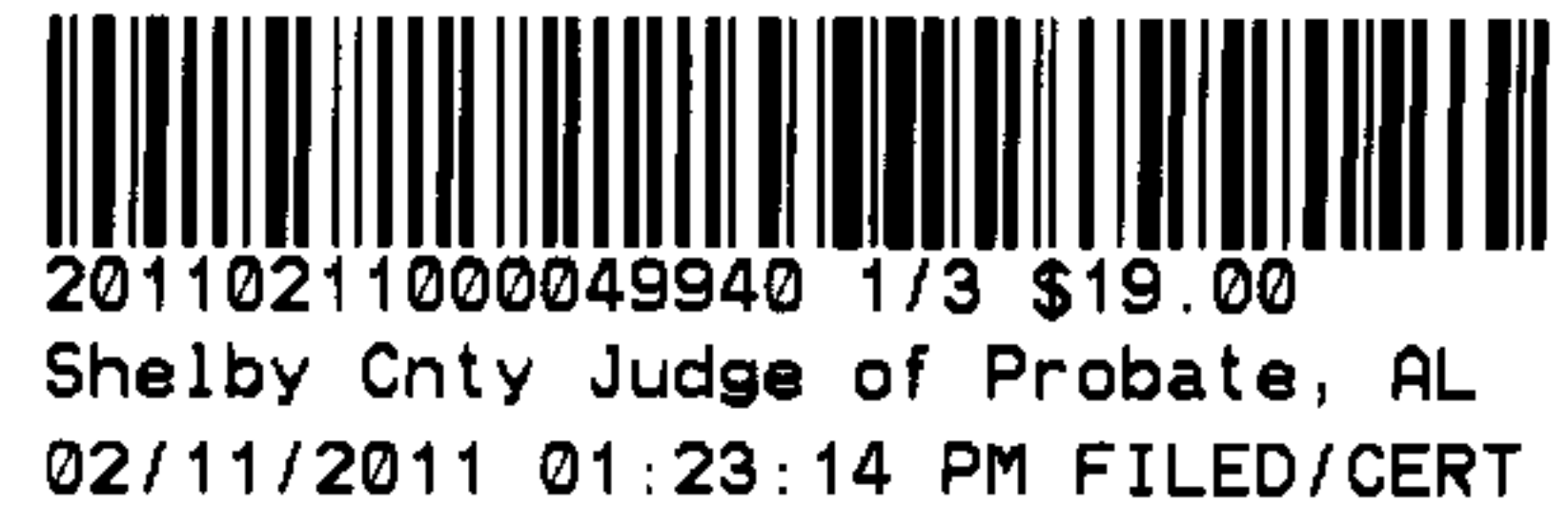


THIS INSTRUMENT PREPARED BY: J. DAVID HOOD, JACKSON, FIKES, HOOD & BRAKEFIELD, P.O. BOX 748, JASPER, ALABAMA 35502-0748, TELEPHONE NUMBER (205) 387-2171.

STATUTORY WARRANTY DEED



STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ten and no/one hundreds dollars (\$10.00) and other good and valuable considerations to the undersigned Grantor in hand paid by the Grantee, the receipt and sufficiency whereof is acknowledged, **Pinnacle Bank, an Alabama corporation** (hereafter referred to as Grantor) does hereby grant, bargain, sell and convey unto **Andrew J. Kaufmann, also known as Andrew J. Kaufmann, Jr.** (hereafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama:

✓ **Lot 6-A, according to the survey of the 1st amended final record plat of Heatherwood 9th Sector, Phase II, as recorded in Map Book 19, Page 158, in the probate office of Shelby County, Alabama.**

This deed is intended to be and is executed as a redemption by Grantee from the mortgage foreclosure sale that took place on 8-20-2010 regarding the mortgage executed by Grantee, as mortgagor, to Grantor, as mortgagee, which mortgage was recorded as on 11-08-2007 as Instrument 20071108000515260 in the office of the Judge of Probate of Shelby County, Alabama.

Said property is conveyed subject to the following:

1. All minerals and mining rights excepted.
2. Existing easements and rights-of-way for public roads and public utilities.
3. Ad valorem taxes for tax year 2011 and all subsequent years thereafter.
4. All matters which would be revealed by an accurate survey of the subject property.
5. All assessments for fire district dues, if applicable.
6. All assessments for library district dues, if applicable.
7. All assessments for homeowners' association dues, if applicable.
8. All assessments for municipal improvements, 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. Restrictions and covenants recorded in Instrument No. 1994-31605 and Instrument No. 1996-23907.

11. Easements, building lines, restrictions and other matters as shown on the recorded subdivision map.
12. Mortgage to Citizens Bank in the amount of \$225,000.00 recorded as Instrument No. 200300513000296560 and assigned to Chase Home Finance, LLC.
13. Rights or claims of parties in possession not shown by the public records.
14. All matters which would be revealed by an actual inspection of the subject property.
15. Easements, liens, encumbrances or claims not shown by the public records.
16. Restrictions, conditions, limitations, all rights incident to the minerals and mining rights and release of damages contained in that deed from USX Corporation as recorded in Instrument No. 1994-32339.

Source of Title: Instrument 20100820000268940.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF the said Grantor, by Robert B. Nolen, Jr., its President and Chief Executive Officer, who is authorized to execute this conveyance, has hereunto set its signature on this the 3rd day of February, 2011.

PINNACLE BANK, AN ALABAMA CORPORATION

By: Robert B. Nolen, Jr.
ROBERT B. NOLEN, JR., ITS
PRESIDENT AND CHIEF EXECUTIVE
OFFICER

Witness

STATE OF ALABAMA)
)
COUNTY OF WALKER)

I, the undersigned authority, a notary public in and for the State of Alabama at large, hereby certify that **Robert B. Nolen, Jr.**, whose name is signed to the foregoing Statutory Warranty Deed as **President and Chief Executive Officer of Pinnacle Bank, an Alabama corporation**, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, as said officer and with full authority, executed the same voluntarily for and as the act of the said corporation.

Given under my hand and official seal this the 3rd day of February, 2011.

Notary Public

My Commission Expires: 10/20/2014



20110211000049940 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/11/2011 01:23:14 PM FILED/CERT

Send Tax Notice To:

Andrew J. Kaufmann a/k/a Andrew J. Kaufmann, Jr.

1032 Spyglass Lane

Hoover, AL 35244

Tele. No. _____