

STATUTORY WARRANTY DEED

This instrument was prepared by
(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

Send Tax Notice To: Mary M. Brouillette
name
421 Bent Creek Trace
address
Chelsea, AL 35243

Corporation Form Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY THREE THOUSAND AND NO/100 DOLLARS (\$153,000.00)

to the undersigned grantor, PINNACLE BANK

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto MARY M. BROUILLETTE

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 33, 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.

Subject to taxes for 2011.

Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

Subject to easement(s), building line(s), and restriction(s) as shown on recorded map.

Subject to right of way granted to Alabama Power Company recorded in Inst. No. 2005-56418.

Subject to restrictions appearing of record in Inst. No. 2007-46463 and Inst. No. 2008-72590.

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

20110627000185820 1/2 \$168.00
Shelby Cnty Judge of Probate, AL
06/27/2011 09:43:02 AM FILED/CERT

Shelby County, AL 06/27/2011
State of Alabama
Deed Tax: \$153.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR by its Birmingham Regional President who is authorized to execute this conveyance, hereto set its signature and seal,

this the 20th day of June, 2011.

ATTEST:

PINNACLE BANK

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

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Larry L. Halcomb,

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 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 20th day of June, 2011.

Larry L. Halcomb
Larry L. Halcomb Notary Public

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 February, 2011, and recorded in Inst. No. 20110228000066460, in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Tito's Company, Inc. to Pinnacle Bank, recorded in Inst. No. 20060825000418060, 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 February, 2011.


20110627000185820 2/2 \$168.00
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