

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr.,  
LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
Donnie Lee Williams

**20150306000070210**  
**03/06/2015 01:50:01 PM**  
**DEEDS 1/3**

Warranty Deed

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$232,000.00, the amount of which can be verified in the Sales price between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Pinnacle Fund, LLC, whose mailing address is 305 Veterans Town Center, Morgan Valley, CA (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Donnie Lee Williams, whose mailing address is 3416 Charing Wood Lane, Birmingham, AL 35242 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 3416 Charing Wood Lane, Birmingham, AL 35242; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$185,600.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Pinnacle Fund, LLC has/have hereunto set his/her/their hand(s) and seal(s), this 24th day of February, 2015.

Deed Effective 2/24/2015

Pinnacle Fund, LLC  
BY: Lori Greymont, Manager

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that, whose name as the Managing of Pinnacle Fund, LLC, an Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such managing member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my official hand and seal this the \_\_\_\_ day of February, 2015.

See Attached  
Notary Public  
Commission Expires:

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

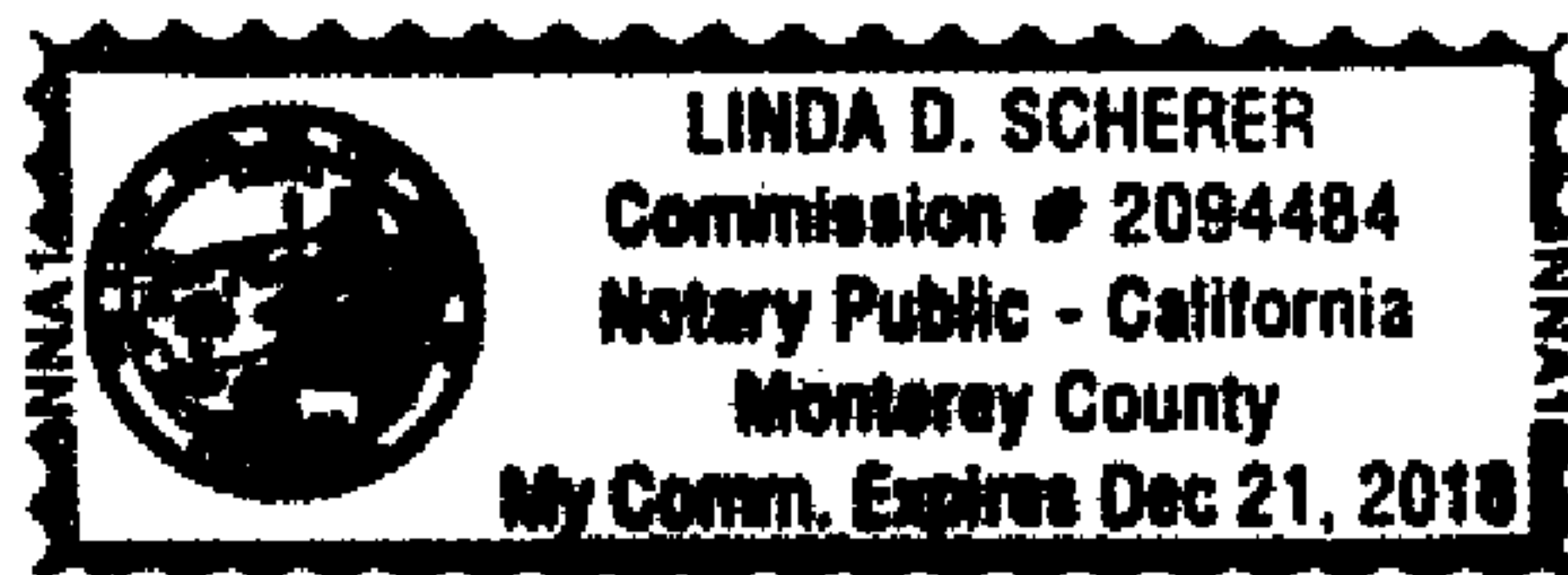
State of California

County of Santa ClaraOn February 20, 2015 before me, LINDA D SCHERER Notary Public

Here Insert Name and Title of the Officer

personally appeared Lori Graymont

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Linda D Scherer

Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

## Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

## Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

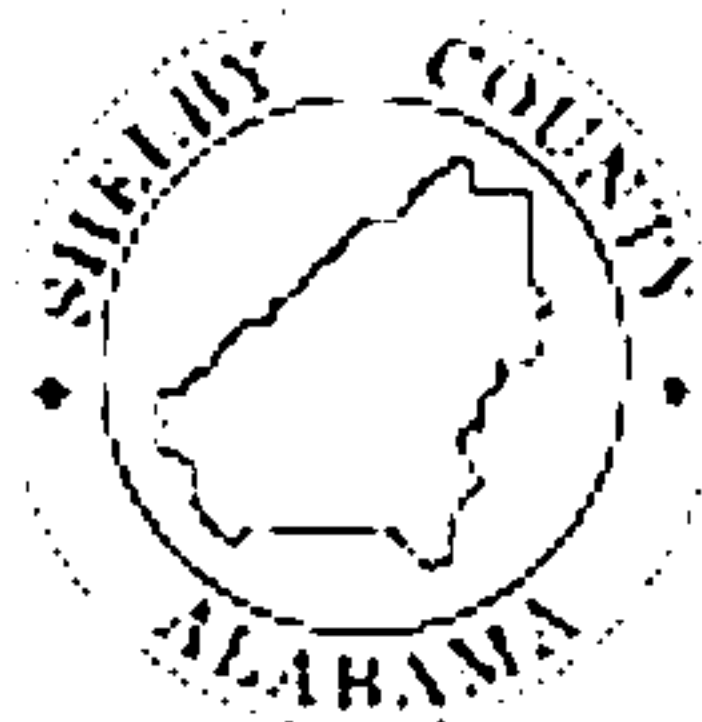
RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

EXHIBIT "A"  
Legal Description

Lot 3, Block 6, according to the Survey of Applecross, as recorded in Map Book 6, Page 42, in the Probate Office of Shelby County, Alabama.

ALSO:

A PORTION OF LOT 2, BLOCK 6, ACCORDING TO THE SURVEY OF APPLECROSS AS RECORDED IN MAP BOOK 6, PAGE 42A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 2, AND RUN IN A SOUTHERLY DIRECTION ALONG THE EAST BOUNDARY LINE OF LOT 2 A DISTANCE OF 15.0 FEET; THENCE TURN RIGHT AND RUN IN A WESTERLY DIRECTION TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 2 THAT IS 15 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 2; THENCE TURN RIGHT AND RUN A DISTANCE OF 15.0 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE TURN RIGHT AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF LOT 2 TO THE POINT OF BEGINNING.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/06/2015 01:50:01 PM  
\$66.50 CHERRY  
20150306000070210

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the printed name of the Probate Judge.