



20080924000376920 1/1 \$63.50  
Shelby Cnty Judge of Probate, AL  
09/24/2008 10:11:05AM FILED/CERT

This instrument prepared by:  
Patrick F. Smith  
Law Office of Patrick F. Smith, L.L.C.  
2700 Highway 280 East, Suite 315 West  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Roger M. Kahn  
  
287 Lacey Avenue  
Maylene, Alabama 35114

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )  
                                  )  
Shelby COUNTY         )

Shelby County, AL 09/24/2008  
State of Alabama  
  
Deed Tax: \$52.50

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Ten Thousand dollars and Zero cents \$210,000.00 ) in hand paid by Roger M. Kahn (hereinafter referred to as "GRANTEE") to Regions Bank (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate in Shelby County, Alabama, to wit:

Lot 214 of Lacey's Grove, Phase 2, as recorded in Map Book 38, Page 19 in the Probate Office of Shelby County, Alabama.

\$157,500.00 of the consideration recited herein is from the proceeds of a purchase money mortgage. <sup>SOURCE OF TITLE: Instrument #20080211000055980</sup>

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2008 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

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

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 6th day of August, 2008.

Regions Bank

By: William D. Beaird  
Its: Vice-President

STATE OF ALABAMA     §  
                                  §  
JEFFERSON COUNTY     §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William D. Beaird as Vice-President of Regions Bank whose name(s) is/are 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 foregoing, he/she/they executed the same voluntarily and as the act of said entity on the day the same bears date.

Given under my hand and official seal this 6th day of August, 2008.

Notary Public  
Commission expires: 5/29/12