

This instrument prepared by:  
John Hollis Jackson, Jr.  
Jackson & Jackson, LLP  
P. O. Box 1818  
Clanton, AL 35046

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty-Two Thousand and no/100 (\$22,000.00) Dollars to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, **Regions Bank, an Alabama banking corporation** (herein referred to as grantor), does grant, bargain, sell and convey unto **Randy Goodwin and Barbara Goodwin** (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, except the West 5 feet, Block 274, according to J. H. Dunstan's Map of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

Subject to the statutory right of redemption arising from the foreclosure of that certain mortgage from Bryan K. Ellison and

Patricia D. Ellison to Crossroads Mortgage, Inc., a corporation, as the same was dated June 13, 2003, and recorded in Instrument No. 20030627000402660 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage assigned to Regions Bank, successor by merger to AmSouth Bank, by assignment recorded in Instrument 20030627000402670 in the Office aforesaid. This right of redemption exists for a period of 12 months from the date of foreclosure which was January 7, 2009, and is evidenced by a Mortgage Foreclosure Deed recorded in Instrument No. 20090123000021940 in the Office aforesaid.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

**GRANTOR** makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on her own judgment.

TO HAVE AND TO HOLD to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, Regions Bank, an Alabama banking corporation, by its duly authorized officer, Joe Terrill, who is authorized to execute this conveyance, has hereto set his signature and seal, this the

24<sup>th</sup> day of February, 2009.

REGIONS BANK, an Alabama banking  
corporation

BY: [Signature]  
Its Vice President

STATE OF Mississippi  
COUNTY OF Lamar

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Joe Terrill, whose name as  
Vice President of Regions Bank, an Alabama banking  
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 banking  
corporation.

Given under my hand and official seal, this the 24<sup>th</sup> day of February, 2009.

Shelby County, AL 03/02/2009  
State of Alabama

Deed Tax: \$22.00

[Signature]  
Notary Public

My Commission Expires May 20, 2011

Address of Grantees:

349 WATERFORD COVE TRAIL  
CALERA, AL 35040

