

20090302000074100 1/1 \$20.00  
Shelby Cnty Judge of Probate, AL  
03/02/2009 01:46:19PM FILED/CERT

SEND TAX NOTICE TO:  
TREVOR LOBDELL AND TIFFANY MCCURRY  
9407 Brook Forest Circle  
Helena, Alabama 35080

Shelby County, AL 03/02/2009  
State of Alabama  
Deed Tax: \$9.00

### STATUTORY WARRANTY DEED

THE STATE OF ALABAMA  
SHELBY COUNTY

Know All Men by These Presents: That for and in consideration of Eighty Five Thousand and No/100 (\$85,000.00) in hand paid to the undersigned **Regions Bank**, hereinafter referred to as "Grantor") by **Trevor Lobdell and Tiffany McCurry**, (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, Grantor does, by these presents hereby grant, bargain, sell and convey unto Grantee, the following described real estate, to-wit:

**LOT 43A, BROOK FOREST ADDITION TO WYNDHAM, AS RECORDED IN MAP BOOK 27, PAGE 25, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

\$76,400.00 of the above consideration was paid from the proceeds of that mortgage closed simultaneously

This conveyance is made subject to any outstanding rights of redemption resulting from the foreclosure deed dated October 10, 2008 and filed of record in the Office of the Judge of Probate of Shelby County, Alabama, in 20081110000435150..

**AND THE GRANTOR, DOES HEREBY CONVENANT** 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 Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

TO HAVE AND TO HOLD to Grantee, its successors, executors, administrators and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 20th day of February, 2009.

REGIONS BANK

BY: \_\_\_\_\_

Joe Terrill, Vice President

STATE OF ~~ALABAMA~~ *Mississippi*  
COUNTY OF ~~JEFFERSON~~ *Lamar*

I, the undersigned authority, a Notary Public in and for said State, hereby certify that Joe Terrill, whose name as Vice President of Regions Bank 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 20th day of February, 2009.

NOTARY PUBLIC

My commission expires:

~~My Commission Expires~~ May 20, 2011

THIS INSTRUMENT PREPARED BY:  
THE SNODDY LAW FIRM, LLC  
2871 ACTON ROAD, SUITE 201  
BIRMINGHAM, ALABAMA 35243

