

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:

Judith Baldwin Crumpton
5328 Meadow Brook Road
Birmingham, AL 35242

STATUTORY WARRANTY DEED



20090618000234030 1/1 \$24.00
Shelby Cnty Judge of Probate, AL
06/18/2009 10:42:23 AM FILED/CERT

STATE OF ALABAMA)
)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty Thousand Five Hundred Dollars and 00/100 (\$50,500.00) to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **REGIONS BANK** (hereinafter Grantor), does hereby grant, bargain, sell and convey unto Judith Baldwin Crumpton (hereinafter Grantee), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 8, according to the Survey of Habersham Place, as recorded in Map Book 37, Page 1 A & B, in the Probate Office of Shelby County, Alabama.
\$37,500.00 of the consideration recited herein are proceeds from a purchase money mortgage file simultaneously herewith.

Subject to all recorded and un-recorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property and ad valorem taxes for the current and future tax years.

To have and to hold unto said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever; *provided however*, that Grantor makes no warranty of covenant respecting the nature or the quality of the title hereby conveyed other than that the Grantor has neither suffered nor permitted 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 on this the 21st day of April, 2009.

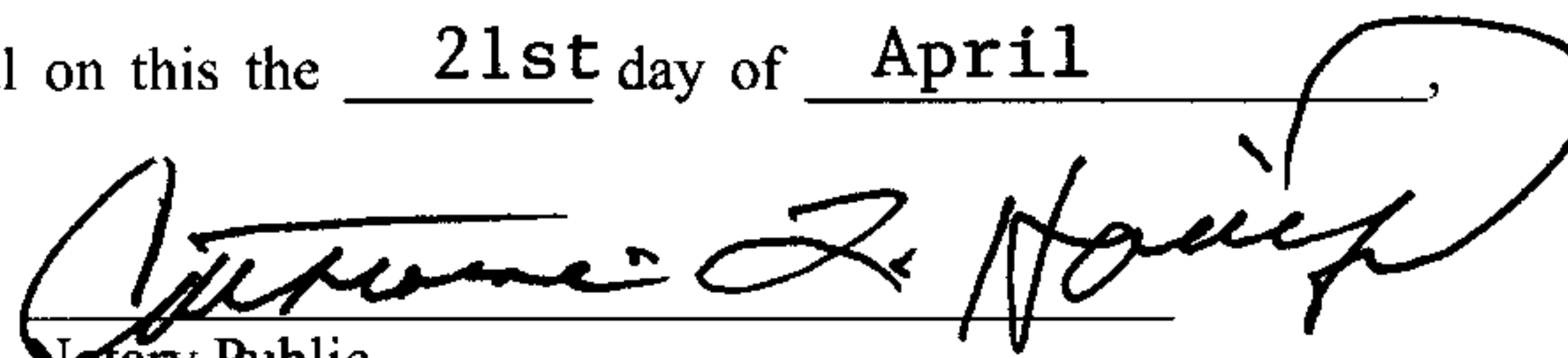
REGIONS BANK


William D. Beaird
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**, whose name is signed to the foregoing conveyance as **Vice President** of **REGIONS BANK** and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of Regions Bank.

Given under my hand and official seal on this the 21st day of April, 2009.


Notary Public
Commission Expires: May 29, 2012