

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

SEND TAX NOTICE TO:  
Curtis W. Furgason  
272 Parliament Parkway  
Alabaster, AL 35007

## STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
  )  
Shelby COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty Five Thousand Dollars and 00/100 (\$125,000.00) 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 Curtis W. Furgason (hereinafter Grantee), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 509, according to the Survey of Cedar Grove at Sterling Gate, Sector Two, Phase 12A, as recorded in Map Book 38, page 45, in the Office of the Judge of Probate of Shelby County, Alabama.

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 3rd day of September, 2009.

REGIONS BANK

By:   
William D. Beard  
Vice President

FILE NO: 40967

  
20090923000363620 1/2 \$139.00  
Shelby Cnty Judge of Probate, AL  
09/23/2009 02:17:02 PM FILED/CERT

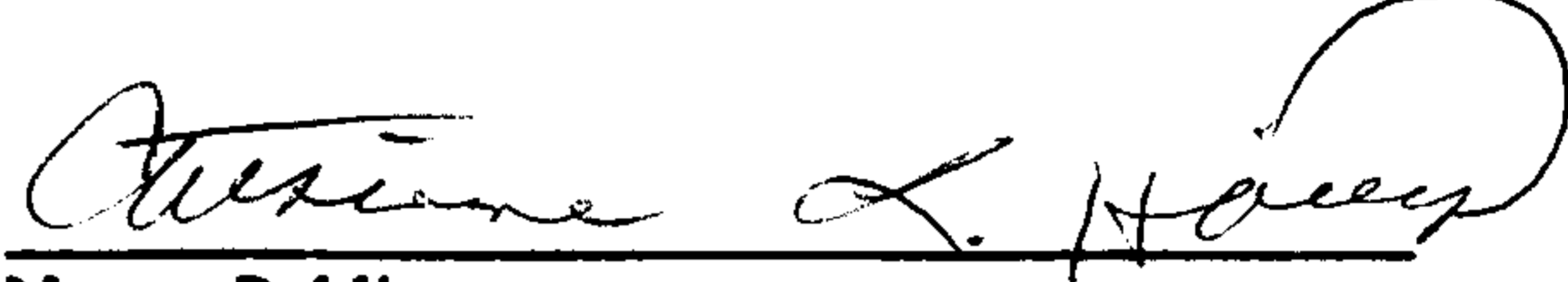
Shelby County, AL 09/23/2009  
State of Alabama  
Deed Tax : \$125.00

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William D. Beard**, 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 3rd day of September, 2009.



Notary Public  
Commission Expires: May 29, 2012

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