

This document was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive
Suite 306
Birmingham, AL 35209

Send Tax notice to:
Ricky Pickett
287 Fran Drive. P.O. Box 1671
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIXTY THOUSAND AND Zero Cents** (\$60,000.00) Dollars to the undersigned Grantor, Regions Bank, an Alabama Banking Corporation represented by Joe Terrill, it's Vice President and with full authority, in hand paid by RICKY PICKETT, the grantee(s) herein, the receipt of which is hereby acknowledged, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RICKY PICKETT (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

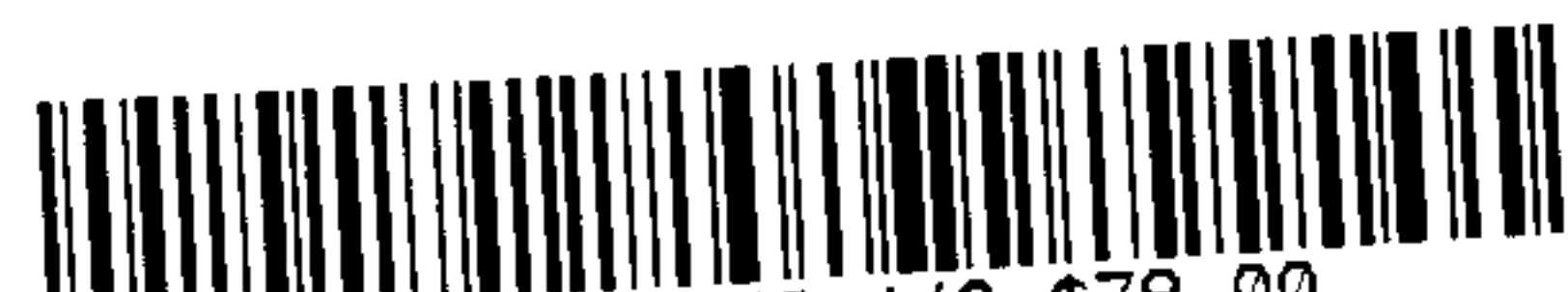
LOT 7, IN BLOCK 4, ACCORDING TO THE SURVEY OF GLENN VALLEY, 4TH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Subject to all rights of redemption on the part of those entities to redeem as provided by the laws of the State of Alabama and the United States of America by virtue of a foreclosure sale and deed dated March 1, 2012 which said rights will exist for a period of one year from the date of sale. Said deed is recorded in Instrument No. 2012030100008943.

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 make no representation or warranties of any kind or 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 his/her/their own judgment.


20121015000396380 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
10/15/2012 03:03:43 PM FILED/CERT

Shelby County, AL 10/15/2012
State of Alabama
Deed Tax: \$60.00

Note: Ø of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of June, 2012

REGIONS BANK

By: Joe Terrill

Its: Vice President

STATE OF Mississippi

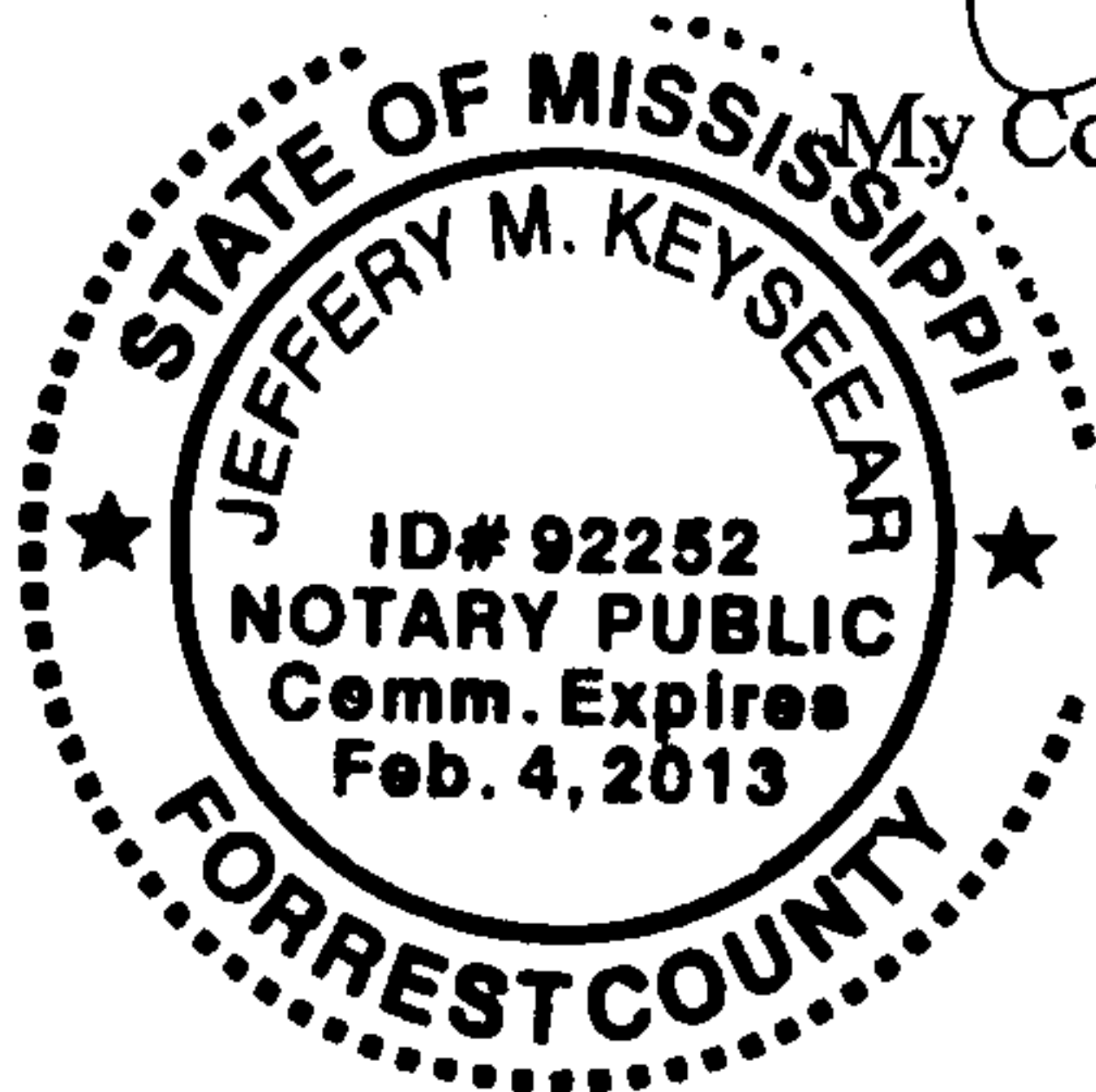
COUNTY OF Forrest

I, _____, a notary for said County and in said State, hereby certify that Joe Terrill, whose name as Vice President of Regions Bank, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 14th day of June, 2012.

Jeffery M. Keysear
Notary Public

My Commission expires: 2/4/13



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Shelby Cnty Judge of Probate, AL
10/15/2012 03:03:43 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filled out in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Regions Bank
Mailing Address: 215 Forest Street
Hattiesburg, MS 39401

Grantee's Name: Ricky Pickett
Mailing Address: P.O. Box 1671
Alabaster, AL 35007

Property Address: 287 Fran Drive
Alabaster, AL 35007

Date of Sale: 15th day of June, 2012
Total Purchase Price: \$60,000.00
or
Actual Value: \$ _____
or
Assessor's Market Value: \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: October 12, 2012

Print: J. Pickett

Sign: [Signature]

____ Unattested _____
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20121015000396380 3/3 \$78.00
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