

20130429000174400 1/2 \$133.00
Shelby Cnty Judge of Probate, AL
04/29/2013 02:51:50 PM FILED/CERT

This document was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243

Send Tax notice to:
Simon M. Kalba

110 Brookhollow Way
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDERD EIGHTEEN THOSAND DOLLARS AND Zero Cents** (\$118,000.00) Dollars, the amount which can be verified in the Sales Contract between parties hereto, to the undersigned Grantor, Regions Bank, an Alabama Banking Corporation, whose mailing address is

215 Forrest St., Hattiesburg MS 39401
represented by Steven Purser, it's Vice-President

and with full authority, in hand paid by SIMON M. KALBA, 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 SIMON M. KALBA, whose mailing address is 110 Brookhollow Way Pelham, AL 35124 (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, the address of which is 110 BROOKHOLLOW WAY, PELHAM, AL 35214; to-wit:

Lot 59, according to the Survey of Brookhollow Second Sector, as recorded in Map Book 17, Page 141, in the Probate Office of Shelby County, Alabama.

NOTE: \$0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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

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

Shelby County, AL 04/29/2013
State of Alabama
Deed Tax: \$118.00



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purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his/her/their own judgment.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of March, 2013.



REGIONS BANK

By: Steven Parser

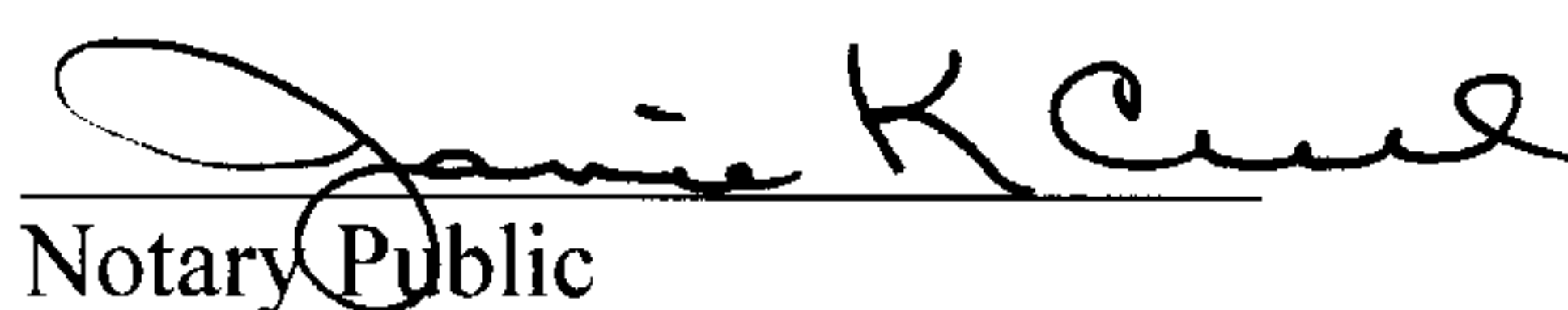
Its: Vice President

STATE OF Mississippi

COUNTY OF Forrest

I, Janie K Creel, a notary for said County and in said State, hereby certify that Steven Parser, 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 27th day of March, 2013.


Notary Public

My Commission expires: 1-8-16

