

This document was prepared by:  
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3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243

Send Tax notice to:  
21 Properties, LLC  
P O Box 124  
Chelsea AL 35043

## STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FORTY THOSAND DOLLARS AND Zero Cents** (\$40,000.00) 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 Street, Hattiesburg, MS 39401 represented by Steven Purser, it's Vice President and with full authority, in hand paid by 21 Properties, LLC, 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 21 Properties, LLC, whose mailing address is P O Box 124 Chelsea, AL 35043 (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, the address of which is 140 Rainey Alley, Montevallo, AL 35115; to-wit:

**Part of Lot 5, in Block 2, in the Town of Wilton, according to the Map of Birmingham Junction (by which name the Town of Wilton was formerly known) as recorded in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the above said Lot 5 for the point of beginning; thence along the South line of said Lot 5, run a distance of 235.34 feet; thence turn an angle of 78 degrees 04 minutes to the right for a distance of 94.97 feet; thence turn an angle of 89 degrees 10 minutes to the right for a distance of 166.0 feet to the Easterly line of the above said lot 5; thence turn an angle of 66 degrees 33 minutes to the right for a distance of 157.67 feet to the point of beginning.**

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 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 29 day of May, 2013.

  
REGIONS BANK

By: Steven Purser

Its: Vice President

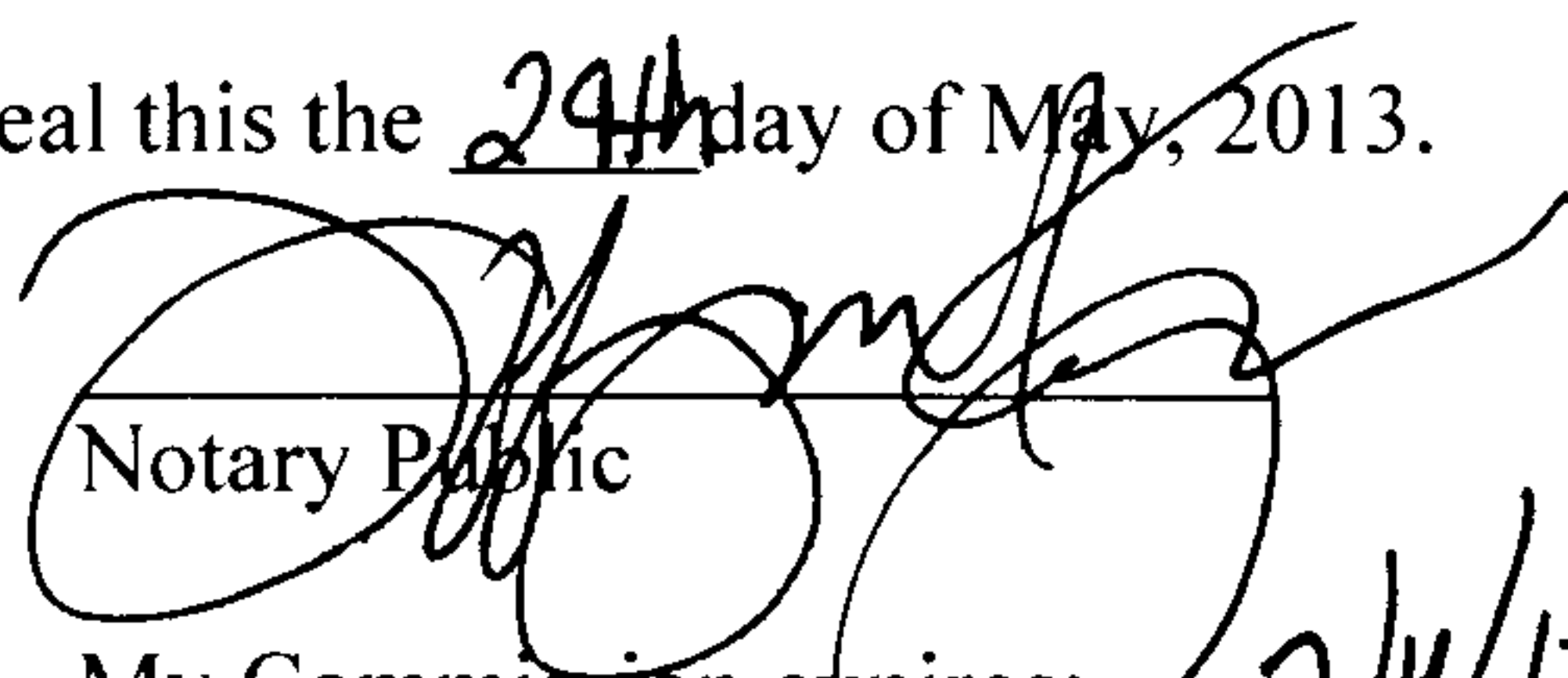
STATE OF MS


COUNTY OF Forrest

I, Jeffery M. Keysear, a notary for said County and in said State, hereby certify that Steven Purser, whose name as V.P. 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 29th day of May, 2013.



  
Notary Public  
My Commission expires: 2/4/17

  
20130709000278340 2/2 \$55.00  
Shelby Cnty Judge of Probate, AL  
07/09/2013 09:55:01 AM FILED/CERT