


Send tax notice to: Robert Edward Lee Cooke, 7031 Highway 47, Shelby, Al. 35143

Prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd., Birmingham, Al. 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


20131029000427810 1/4 \$168.00
Shelby Cnty Judge of Probate, AL
10/29/2013 12:52:06 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("Grantor"), whose mailing address is: 201 Milan Parkway
Birmingham, AL 35211 for and in consideration of ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 (\$145,000.00) DOLLARS, the amount of which can be verified in the Sales Contract between the parties hereto, and other good and valuable consideration, to Grantor paid by ROBERT EDWARD LEE COOKE, whose mailing address is: _____
("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described property:

SEE EXHIBIT A attached hereto and incorporated herein by this reference (the "Property").

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem property taxes for the 2013 tax year and all subsequent years.
2. All rights of redemption.
3. All easements, restrictions, reservations, encumbrances and other matters appearing of record.
4. Zoning and building laws, rules, regulations and ordinances.
5. Matters that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever.

Shelby County, AL 10/29/2013
State of Alabama
Deed Tax: \$145.00

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS", "WHERE-IS", "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

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IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this the 9 day of October, 2013.

REGIONS BANK, an Alabama banking corporation

BY: *William D. Beard*

Its: *Vice President*

State of Alabama

County of *Telferson*

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that *William D. Beard* whose name as *Vice President* of Regions Bank, an Alabama banking corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and official seal of office this the *9th* day of October, 2013.

Helen Horner

NOTARY PUBLIC

My commission expires: *8-17-16*




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EXHIBIT A

Lot 2-B, according to the Final Plat of Resubdivision of Lot 2 Waxahatchee Corners, as recorded in Map Book 34, page 109 in the Probate Office of Shelby County, Alabama.


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