


This instrument prepared by:
William G. Barnes
5708 Lazy Brooke Court
Pinson, Alabama 35126

Send Tax Notice to:
Jonathan Alexander and Heather White
604 Overhill Lane
Pelham, Alabama 35124

SPECIAL WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,


20160804000276040 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
08/04/2016 08:25:13 AM FILED/CERT

That in consideration of **ONE HUNDRED FIFTEEN THOUSAND FIVE HUNDRED AND 00/ 100 Dollars (\$115,500.00)** to the undersigned Grantor, **REGIONS BANK, AN ALABAMA CORPORATION**, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **JONATHAN ALEXANDER WHITE AND HEATHER WHITE**, (herein referred to as Grantee, whether one or more), joint tenants with right of survivorship the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 11, BLOCK 4, OAK MOUNTAIN ESTATES, THIRD SECTOR, ACCORDING TO MAP AS RECORDED IN MAP BOOK 5, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, LESS AND EXCEPT THE EAST 15 FEET OF SAID LOT 11, BLOCK 4, SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA

SUBJECT TO TAXES.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

\$ 113,408.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

AND THE GRANTOR, DOES HEREBY CONVEYANT 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 makes 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 Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said GRANTOR, **REGIONS BANK, AN ALABAMA CORPORATION**, by **STEVEN PURSER**, its **VICE PRESIDENT**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of July, 2016.

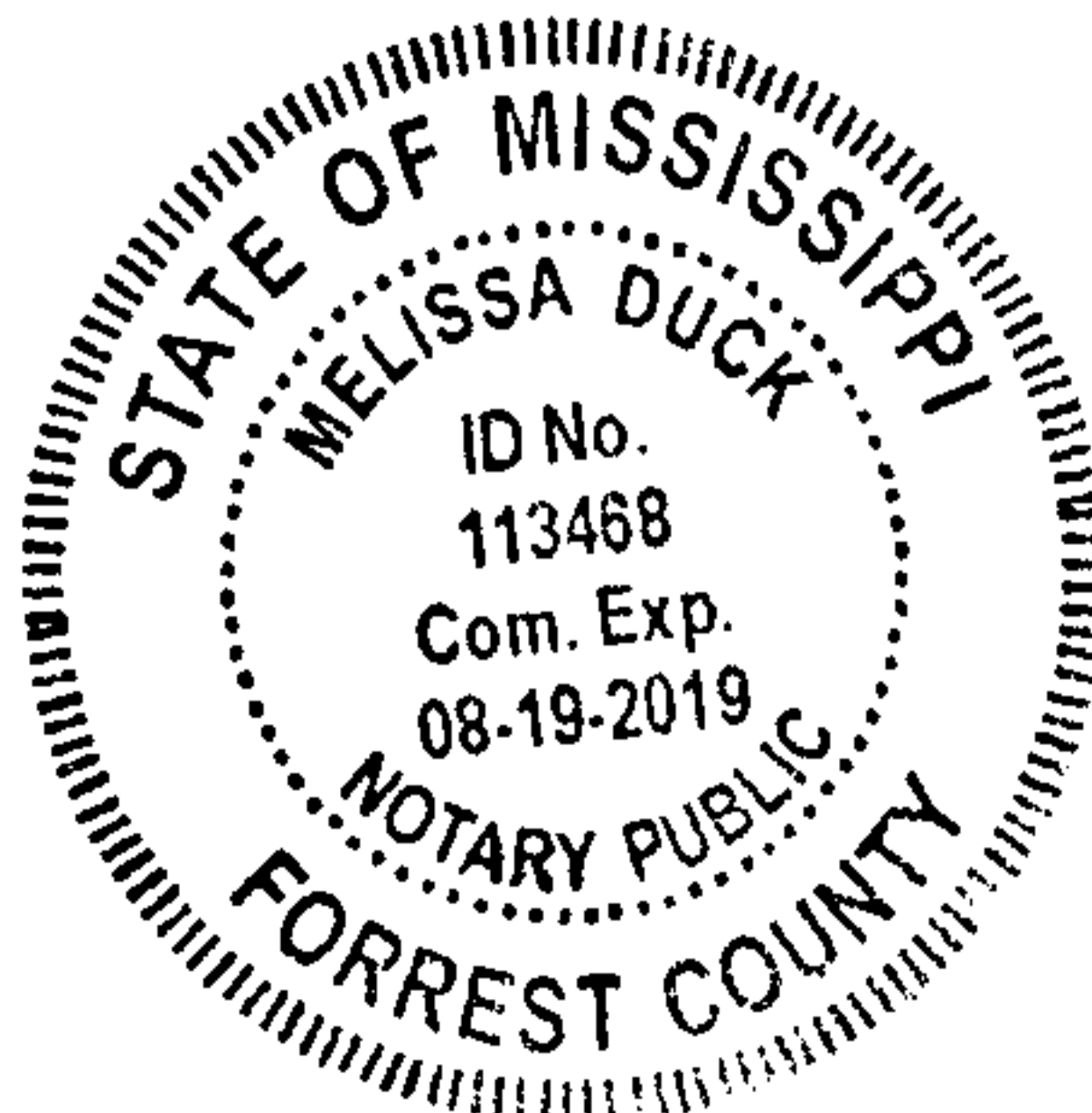
REGIONA BANK
AN ALABAMA CORPORATION

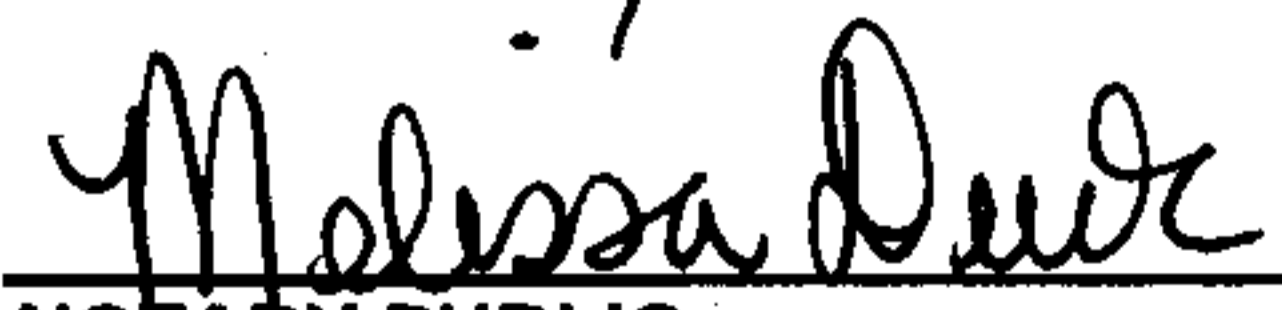
BY: 
STEVEN PURSER, IT'S VICE PRSIDENT

Mississippi
STATE OF ~~ALABAMA~~
COUNTY OF SHELBY *Forrest*

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **REGIONS BANK, AN ALABAMA CORPORATION**, by **STEVEN PURSER**, its **VICE PRESIDENT**, whose name 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, as such officer and with full authority, executed the same voluntarily for and the act of said company.

Given under my hand and official seal, this the 26 day of July, 2016.




NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/19/2019

Shelby County, AL 08/04/2016
State of Alabama
Deed Tax: \$2.50

Real Estate Sales Validation Form

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

Grantor's Name	Regions Bank	Grantee's Name	Jonathan Alexander White Heather White
Mailing Address	215 Forrest St Hattiesburg, MS 39401	Mailing Address	2529 Elizabeth Drive Pelham, AL 35124
Property Address	604 Overhill Ln. Pelham, AL 35124	Date of Sale	August 02, 2016
		Total Purchase Price	\$115,501.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 August 02, 2016

Print Amy L Burge

Unattested

(verified by)

Sign

Amy L Burge

(Grantor/Grantee/Owner/Agent) circle one

20160804000276040 2/2 \$20.50
Shelby Cnty Judge of Probate, AL
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Form RT-1