

Send tax notice to:
Tomesha A. Coppage
117 Lakeland Ridge
Chelsea, AL 35043

This instrument was prepared by:
Stewart & Associates, P.C. / S. Kent Stewart
3595 Grandview Parkway, Suite 280
Birmingham, AL 35243
PEL1800190

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Regions Bank, an Alabama Banking Corporation (hereinafter referred to as "Grantor"), for and in consideration of the sum of Two Hundred Eighty Five Thousand and 00/100 Dollars (\$285,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Tomesha A. Coppage (hereinafter referred to as "Grantee"), together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 47, according to the Final Plat Oaklyn Hills, Phase 4, as recorded in Map Book 36, Page 96, in the Probate Office of Shelby County, Alabama.

SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

Subject to that certain outstanding right of redemption occurring from that foreclosure deed dated February 20, 2018 and recorded in Instrument No. 20180220000054380 in the Probate Office of Shelby County, Alabama. Said right of redemption to expire on February 20, 2019.

\$279,837.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY CONVENANT 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 warranty 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 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 own judgment.

IT WITNESS WHEREOF, the said Regions Bank by Joe Terrill its Vice President who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 21st day of September 2018.

Regions Bank

By: Joe Terrill
Its: Vice President

STATE OF Mississippi
COUNTY OF Forrest

I, the undersigned authority, a Notary Public, in and for said county in said state hereby certify that Joe Terrill whose name as Vice President of Regions Bank, is signed to the foregoing instrument and who is known to me, acknowledged before me that being informed of the contents of the said instrument, he/she in his/her capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of September 2018.

Melissa Duck
Notary Public

Print Name: Melissa Duck

My commission expires: 8/19/2019



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Regions Bank</u>	Grantee's Name	<u>Tomesha A. Coppage</u>
Mailing Address	<u>215 Forrest Street</u>	Mailing Address	<u>117 Lakeland Ridge</u>
	<u>Hattiesburg, MS 39401</u>		<u>Chelsea, AL 35043</u>
Property Address	<u>117 Lakeland Ridge</u>	Date of Sale	<u>9/24/18</u>
	<u>Chelsea, AL35043</u>	Total Purchase Price	<u>\$ 285,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 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 9/24/18Print Courtney SnowUnattestedSign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/26/2018 12:44:06 PM
 \$26.50 CHERRY
 20180926000343390

Allen S. Boyd