

*Prepared without benefit of survey. Preparer of
this instrument makes no certification as to legal description.*

Send Tax Notice To: Ted Allen
125 Kentwood Trail
Alabaster, Alabama 35007

Prepared By:
James W. Fuhrmeister
GRIFFIN, ALLISON, MAY, ALVIS & FUHRMEISTER
P. O. Box 380275
Birmingham, AL 35238
(205) 991-6367

Inst # 1997-19667

06/24/1997-19667
09:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 25.00

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS

Know all men by these presents, that in consideration of One Hundred Forty Eight Thousand and no/100 Dollars (\$148,000.00), to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, that **REGIONS BANK**, hereinafter called the Grantor, whether one or more, does hereby grant, bargain, sell and convey unto **TED ALLEN**, a **married man**, hereinafter called Grantee, whether one or more, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 117, according to the Survey of Kentwood, Third Addition,
Phase One as recorded in Map Book 19, Page 26, in the Probate
Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

Subject to:

1. General and special taxes or assessments for 1997 and subsequent years not yet due and payable.
2. Building setback line of 30 feet reserved from Kentwood Trail as shown by plat.
3. Easements as shown by recorded plat, including a 10 foot easement on the Easterly side of lot and a 7.5 foot easement on the Southerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1995-25822 in Probate Office.
5. Agreement for waterline easement as set out in Inst. No. 1992-18725 in Probate Office.

6. Restrictions, limitations and conditions as set out in Map Book 19, Page 26.
7. Any loss, liability, damage, claim, expense, cost and attorney fees occasioned by the statutory right of redemption from the foreclosure on March 14, 1997 by the foreclosure Deed dated March 14, 1997 recorded as Inst. No. 1997-07993 in the Probate Office of ~~Jefferson~~ ^{Shelby} County, Alabama, under state and federal law.
8. Easements, restrictions, set-back lines, rights-of-way, and other limitations of records.

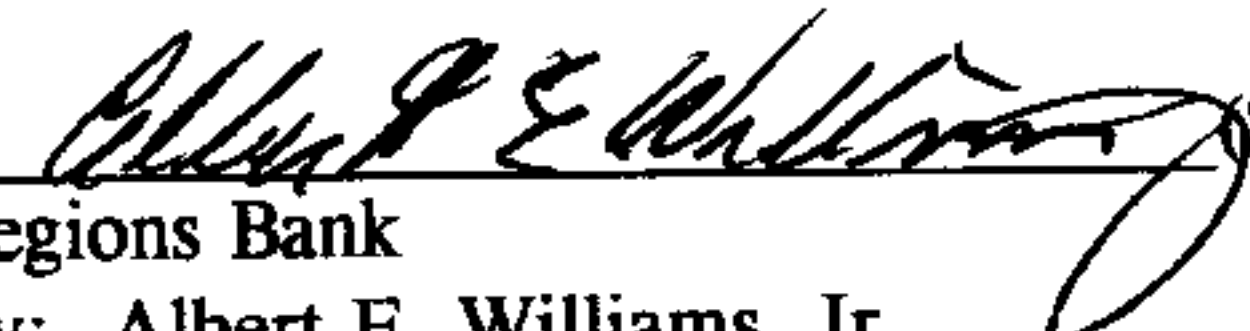
NOTE: This property does not constitute the homestead of the Grantor.

NOTE: \$135,000.00 of the above consideration was paid from a mortgage filed simultaneously herewith.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

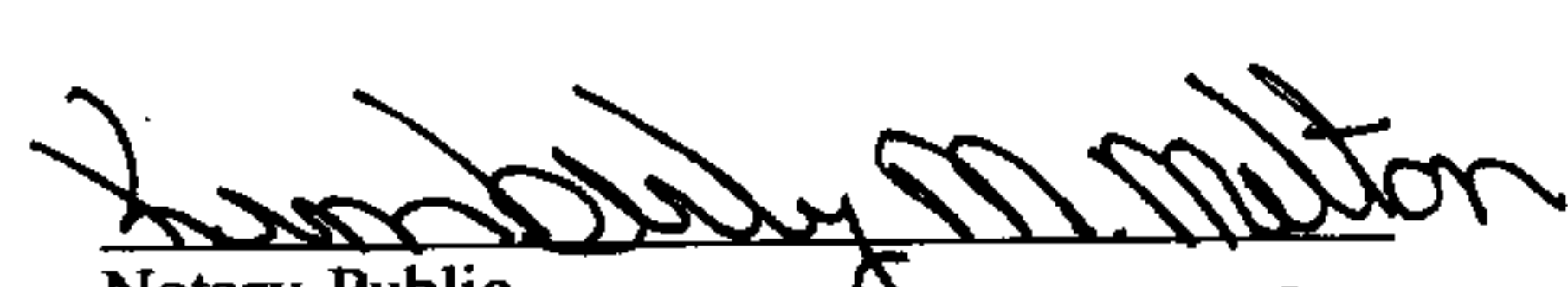
IN WITNESS WHEREOF, the said grantor by its Vice President, who is authorized to execute this conveyance, hereto set its signature and seal, this ~~19th~~ ^{19th} day of June, 1997.

 (Seal)
Regions Bank
By: Albert E. Williams, Jr.
Its: Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Albert E. Williams, Jr. as Vice President of Regions Bank, a 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 as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the ~~20th~~ ^{19th} day of June, 1997.


Notary Public
My commission expires: 3-1-99

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