

This instrument was prepared by:

James Stevens, Attorney at Law  
1200 20<sup>th</sup> Street South  
Suite 200  
Birmingham, Alabama 35205

Please Send Tax Notice to:

Jane F. Murphy  
136 Timberleaf Circle  
Alabaster AL 35007

### STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of (\$90,000.00), Ninety Thousand and No/100ths and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, (We) Regions Bank, an Ala Banking Corp., a corporation and (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto Jane F. Murphy, an unmarried woman (hereinafter referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 10, according to the Survey of Timberleaf Townhomes, as recorded in Map 21, Page 31, in the Probate Office of Shelby County, Alabama.

There was a mortgage executed simultaneously herewith in favor of MortgageAmerica, Inc. in the amount of \$81,000.00 for which recording fees and taxes were paid.

Subject to:

1. Taxes for the year 2002 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

The Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors, and assigns shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims against the Grantor.

IN WITNESS WHEREOF, the said Grantor by its Vice President, who is authorized execute this conveyance, hereto set its signature and seal, this 24th of May 2002.

Regions Bank, an Ala Banking Corp.

By:  
Its Vice President

State of Alabama  
County Shelby

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that, STAN WEIR as Vice President of Regions Bank whose name(s) is/are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily on the day same bears date.

Given under my hand and seal this 24th day of May, in the year 2002.

Notary Public  
My Commission Expires: 10/02