

This instrument was prepared by:

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

Please Send Tax Notice to:

Richard Erwin
4409 Highway 7
Shelby AL 35143

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of (\$47,400.00), Forty-Seven Thousand Four Hundred 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 Mortgage, Inc., a corporation (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto Richard Erwin and Robin M. Erwin, (hereinafter referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to wit:

SEE ATTACHED EX "A"

Subject to:

1. Taxes for the year 2003 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 to execute this conveyance, hereto set its signature and seal, this 27th of January 2003.

Regions Mortgage, Inc.

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, William D. Boerig as Vice President of Regions Mortgage, Inc., a corporation whose name(s) is/are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents they executed the same voluntarily on the day same bears date.

Given under my hand and seal this 27th day of January, in the year 2003.


Notary Public

My Commission Expires: 11/06