

20080703000271880 1/1 \$249.00
Shelby Cnty Judge of Probate, AL
07/03/2008 02:14:43PM FILED/CERT

SEND TAX NOTICE TO:
BD PROPERTIES, LLC
~~244 HIGHLAND VIEW DRIVE~~
~~BIRMINGHAM, ALABAMA 35242~~

Shelby County, AL 07/03/2008
State of Alabama

Deed Tax: \$238.00

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
SHELBY COUNTY

Know All Men by These Presents: That for and in consideration of **TWO HUNDRED THIRTY EIGHT THOUSAND AND NO/100 (\$238,000.00)** in hand paid to the undersigned **Regions Bank**, hereinafter referred to as "Grantor") by **BD PROPERTIES, LLC** (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, Grantor does, by these presents hereby grant, bargain, sell and convey unto Grantee, the following described real estate, to-wit:

LOT 8-14, BLOCK 8, ACCORDING TO THE MAP OF MT. LAUREL-PHASE 1A, AS RECORDED IN MAP BOOK 27, PAGE 72B, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

This conveyance is made subject to any outstanding rights of redemption resulting from the foreclosure deed dated March 4, 2008 and filed of record in the Office of the Judge of Probate of Shelby County, Alabama in 20080325000119420 1/3 on March 25, 2008.

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 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 of 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.

TO HAVE AND TO HOLD to Grantee, its successors, executors, administrators and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 24th day of June, 2008.

REGIONS BANK

BY: 

Printed: Joe Terrill

Title: Vice President

~~STATE OF ALABAMA~~
~~COUNTY OF JEFFERSON~~ Lamar

I, the undersigned authority, a Notary Public in and for said State, hereby certify that Joe Terrill, whose name as Vice President OF REGIONS BANK 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 24th day of June, 2008.


NOTARY PUBLIC

My commission expires:

My Commission Expires May 20, 2011

THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35223

