

This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
2700 Highway 280 East, Suite 315 West
Birmingham, AL 35223

SEND TAX NOTICE TO:
Robert Johnson
Ann Johnson
500 Horizon Street
Maylene, Alabama 35114

STATUTORY WARRANTY DEED

20080711000282120 1/1 \$176.00
Shelby Cnty Judge of Probate, AL
07/11/2008 03:02:19PM FILED/CERT

STATE OF ALABAMA)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Sixty Five Thousand dollars and Zero cents \$165,000.00) in hand paid by Robert Johnson and Ann Johnson (hereinafter referred to as "GRANTEES") to Regions Bank (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said Robert Johnson and Ann Johnson, as joint tenants with rights of survivorship, the following described real estate in Shelby County, Alabama, to wit:

Lot 82 of Lacey's Grove, Phase 2, as recorded in Map Book 38, Page 19, in the Probate Office of S helby County, Alabama.

SOURCE OF TITLE: Instrument #20080117000023150

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2008 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 GRANTOR has caused this instrument to be executed by its duly authorized representative this 27th day of June, 2008.

Regions Bank



By: William D. Beaird
Its: Vice-President

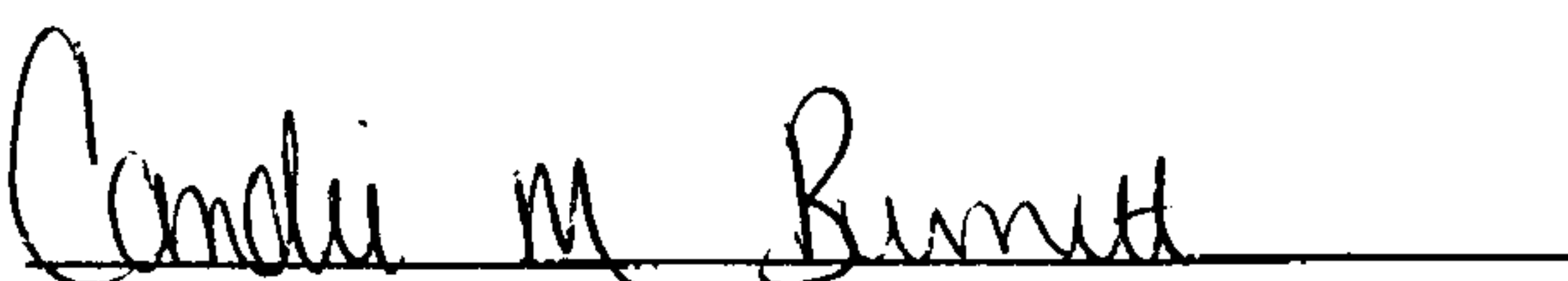
Shelby County, AL 07/11/2008
State of Alabama

Deed Tax: \$165.00

STATE OF ALABAMA §
JEFFERSON COUNTY §

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

Given under my hand and official seal this 27th day of June, 2008.



Notary Public

Commission expires: My Commission Expires
July 12, 2009

FILE NO: 281739