

20080904000353040 1/1 \$65.50
Shelby Cnty Judge of Probate, AL
09/04/2008 01:15:10PM FILED/CERT

SEND TAX NOTICE TO:
KEVIN H. HULSEY
101 SOUTHLEDGE
BIRMINGHAM, AL 35242

Shelby County, AL 09/04/2008
State of Alabama

Deed Tax: \$54.50

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
JEFFERSON COUNTY

Know All Men by These Presents: That for and in consideration of Thirty Thousand and No/100 (\$545,000.00) in hand paid to the undersigned **Regions Bank**, hereinafter referred to as "Grantor") by **KEVIN H. HULSEY AND ASHLEY HULSEY** (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 1801, ACCORDING TO THE MAP OF HIGHLAND LAKES, 18TH SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 26, PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, AS RECORDED IN INST. # 1994-07111 AND AMENDED IN INST. # 1996-17543 AND FURTHER AMENDED IN INST. # 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 18TH SECTOR, PHASE I, AS RECORDED INST. NO. 2000-15021 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

\$417,000.00 AND \$73,500.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS THOSE MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

This conveyance is made subject to any outstanding rights of redemption resulting from the foreclosure deed dated March 11, 2008 and filed of record in the Office of the Judge of Probate of Shelby County, Alabama in Instrument No. 20080331000128550

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, his heirs, executors, administrators and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 28 day of August, 2008.

REGIONS BANK

BY: [Signature]
JOE TERRILL, VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 28 day of August, 2008.

[Signature]
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

