

This instrument prepared by:  
Sandy F. Johnson  
Attorney at Law  
3170 Highway 31 South  
Pelham, Alabama 35124

SEND TAX NOTICE TO:  
Amber J. Hutchins  
504 Horizon Street  
Maylene, AL 35114

## STATUTORY WARRANTY DEED

20081002000389130 1/1 \$19.00  
Shelby Cnty Judge of Probate, AL  
10/02/2008 12:22:54PM FILED/CERT

STATE OF ALABAMA     )  
                                      )  
Shelby COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$152,500.00 to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **REGIONS BANK** (hereinafter Grantor), does hereby grant, bargain, sell and convey unto Amber J. Hutchins (hereinafter Grantee), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 83, of Lacey's Grove, Phase 2, as recorded in Map Book 38, Page 19 in the Probate Office of Shelby County, Alabama.

Subject to all recorded and un-recorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property and ad valorem taxes for the current and future tax years.

\$144,875.00 of the consideration herein are from the proceeds of a Purchase Money Mortgage executed on even date herewith.

To have and to hold unto said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever; *provided however*, that Grantor makes no warranty of covenant respecting the nature or the quality of the title hereby conveyed other than that the Grantor has neither suffered nor permitted 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 on this the 26 day of September, 2008.

REGIONS BANK

By: [Signature]  
William D. Beaird  
Vice President

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 is signed to the foregoing conveyance as **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 conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of Regions Bank.

2008 Given under my hand and official seal on this the 26 day of September, 2008.

[Signature]  
Notary Public  
Commission Expires: 5/29/12

FILE NO: 281738

Shelby County, AL 10/02/2008  
State of Alabama

Deed Tax: \$8.00