

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

SEND TAX NOTICE TO:
Eric P. Horne
505 Horizon Street
Maylene, AL 35114

STATUTORY WARRANTY DEED


20081118000442660 1/1 \$18.50
Shelby Cnty Judge of Probate, AL
11/18/2008 10:22:42AM FILED/CERT

STATE OF ALABAMA)
)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$148,835.00 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 Eric P. Horne (hereinafter Grantee), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 180, 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.

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 22 day of October, 2008.

REGIONS BANK

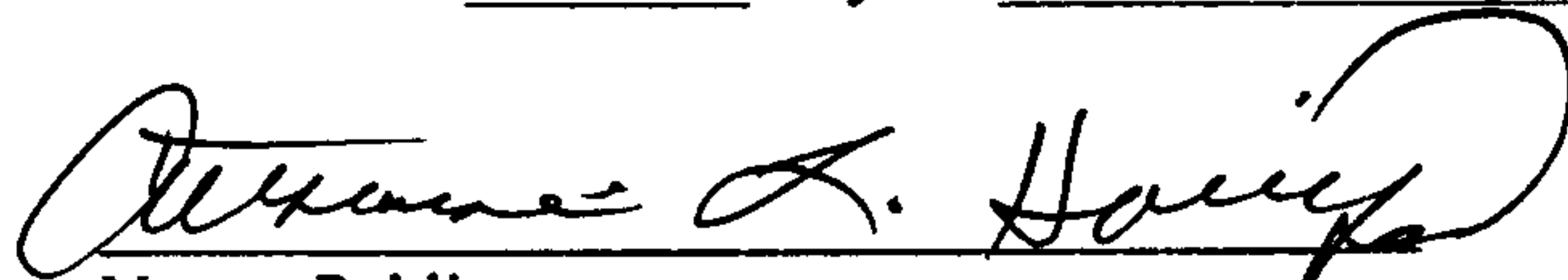
By: 
William D. Beaird
Vice President

\$141,393.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

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 22 day of October, 2008.


Notary Public
Commission Expires: 5/29/12

FILE NO: 281737

Shelby County, AL 11/18/2008
State of Alabama
Deed Tax: \$7.50