

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:  
Gregg Willingham  
Kellie Willingham  
50 Highway 335  
Chelsea, Alabama 35043

### STATUTORY WARRANTY DEED

20090122000020620 1/1 \$12.50  
Shelby Cnty Judge of Probate, AL  
01/22/2009 02:21:49PM FILED/CERT

STATE OF ALABAMA )  
Shelby COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Twenty Thousand dollars and Zero cents (\$220,000.00) in hand paid by Gregg Willingham and Kellie Willingham (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 Gregg Willingham and Kellie Willingham, as joint tenants with rights of survivorship, the following described real estate in Shelby County, Alabama, to wit:

Lots 1, 2 and 3, according to the Survey of County Road 39 and County Road 335 Subdivision, as recorded in Map Book 25, Page 67, in the Probate Office of Shelby County, Alabama.


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 2009 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

\$218,589.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

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 nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

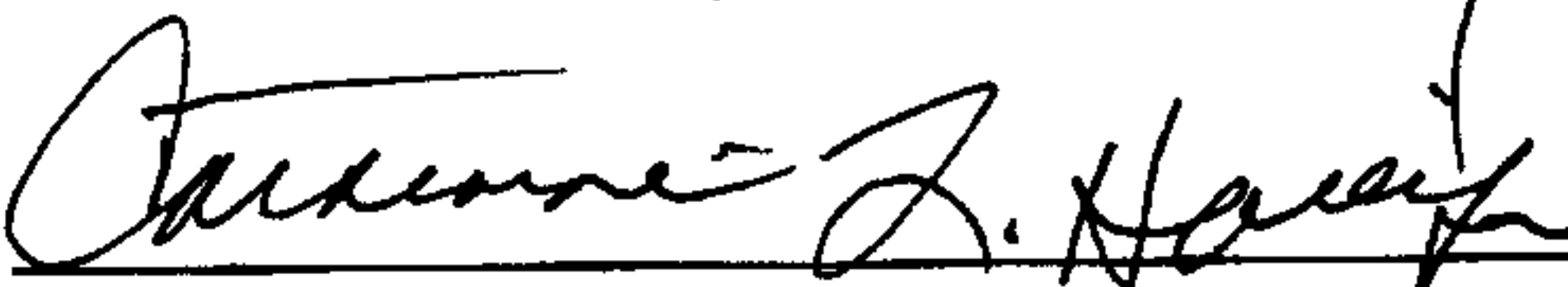
IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 16th day of January, 2009.

REGIONS BANK  
  
By: William D. Beaird  
Its: 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(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 16th day of January, 2009.

  
Notary Public  
Commission expires: 5/29/12

Shelby County, AL 01/22/2009  
State of Alabama

Deed Tax: \$1.50

FILE NO: 35666