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Shelby Cnty Judge of Probate, AL
08/05/2009 12:18:04 PM FILED/CERT

Prepared By:
D. Barron Lakeman & Associates, LLC
PO BOX 360187
Birmingham, AL 35236-0187

Grantees Address: Wayne Welch
2201 Royal Crest Circle
Birmingham, AL 35216

STATE OF ALABAMA

Shelby County, AL 08/05/2009

COUNTY OF SHELBY

State of Alabama

Deed Tax : \$142.00

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of One Hundred Forty-Two Thousand and 00/100 (\$142,000.00) Dollars to the undersigned Grantor, **Regions Bank, a corporation** in hand paid by Wayne Welch the receipt whereof is acknowledged, the said Regions Bank, a corporation does grant, bargain, sell and convey unto the said **Wayne Welch** the following described real estate, to-wit:

Lot 41, according to the survey of Kentwood, First Addition, as recorded in Map Book 19, Page 75, in the Office of the Probate Judge of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

To have and to hold the said above described property unto the said grantee together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT 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 Grantee has inspected and examined the property and is purchasing same based on no representation or warranties express or implied, made by Grantor, but on their own judgement.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President, Joe Terrill, who is authorized to execute this conveyance, hereto set his signature and seal this the 31 day of July, 2009.

Regions Bank

By: Joe Terrill, Vice President

STATE OF MISSISSIPPI)

COUNTY OF Forrest)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joe Terrill, whose name as Vice President of Regions Bank, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31 day of July, 2009.

NOTARY PUBLIC

My Commission Expires: ~~My Commission Expires~~ May 20, 2011

