

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

SEND TAX NOTICE TO:  
Donna Sue Fitzgerald  
204 Widgeon Circle  
Alabaster, AL 35007

## STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
                                  )  
Shelby COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Twenty Nine Thousand Nine Hundred Dollars and 00/100 (\$229,900.00) 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 Donna Sue Fitzgerald (hereinafter Grantee), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:


Lot 33, according to the Resurvey of Lots 1-24 and 27-39, The Grove, as recorded in Map Book 36, Page 97, 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.

\$225,668.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously 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.

FILE NO: 38525

  
20090923000363920 1/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
09/23/2009 02:57:40 PM FILED/CERT

Shelby County, AL 09/23/2009  
State of Alabama  
Deed Tax : \$4.50



20090923000363920 2/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
09/23/2009 02:57:40 PM FILED/CERT

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

REGIONS BANK

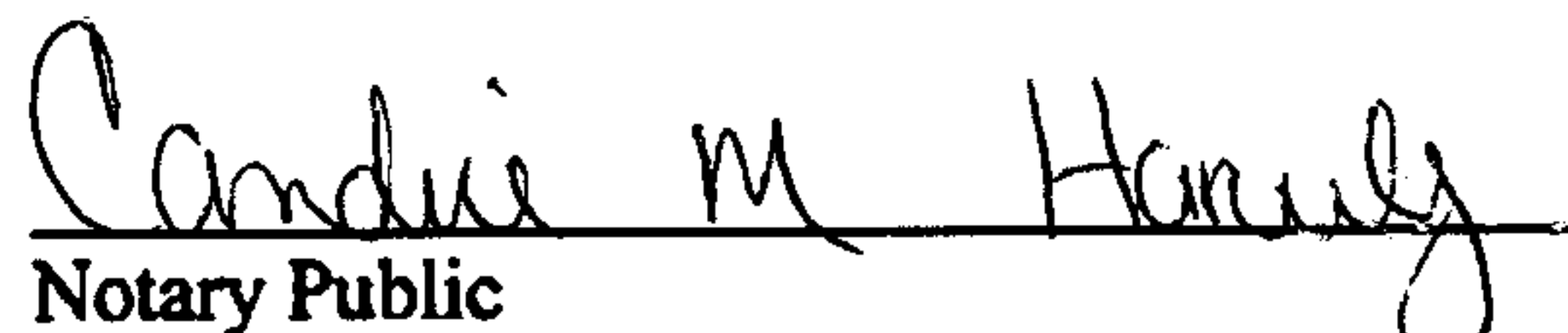
By:   
William D. Beaird  
Vice President

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.

Given under my hand and official seal on this the 16th day of September, 2009.

  
Notary Public  
Commission Expires:

MY COMMISSION EXPIRES JULY 12, 2013

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