


This instrument prepared by:
John H. Henson
2409 Acton Road, Suite 109
Birmingham, AL 35243

SEND TAX NOTICE TO:
Marvin Cherry
JoAnn Cherry
209 Widgeon Circle
Alabaster, Alabama


20090924000364050 1/1 \$36.00
Shelby Cnty Judge of Probate, AL
09/24/2009 09:28:19 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Fifty Five Thousand dollars and Zero cents \$255,000.00) in hand paid by Marvin Cherry and JoAnn Cherry (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 Marvin Cherry and JoAnn Cherry, as joint tenants with rights of survivorship, the following described real estate in Shelby County, Alabama, to wit:

Lot 27, 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.
\$230,000.00 of the consideration recited herein are proceeds from a purchase money money mortgage filed simultaneously herewith.


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

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 or 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 ____th day of April, 2009.

REGIONS BANK

By: 
William D. Beard
Its Vice-President

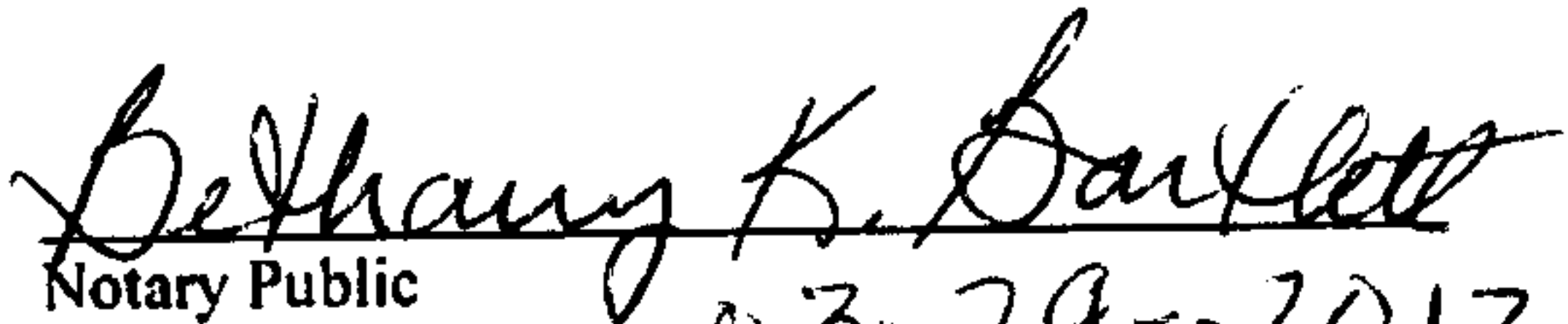
Shelby County, AL 09/24/2009

STATE OF ALABAMA §
 §
JEFFERSON COUNTY §

State of Alabama
Deed Tax : \$25.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William D. Beard, 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 April, 2009.


Bethany K. Barker
Notary Public
Commission expires: 03-29-2012