


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

SEND TAX NOTICE TO:
Daryn Flanders
5020 Forest Wood Lane
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
Shelby COUNTY)


20091130000439180 1/2 \$54.00
Shelby Cnty Judge of Probate, AL
11/30/2009 01:45:33 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty Thousand Dollars and 00/100 (\$40,000.00) 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 Daryn Flanders (hereinafter Grantee), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

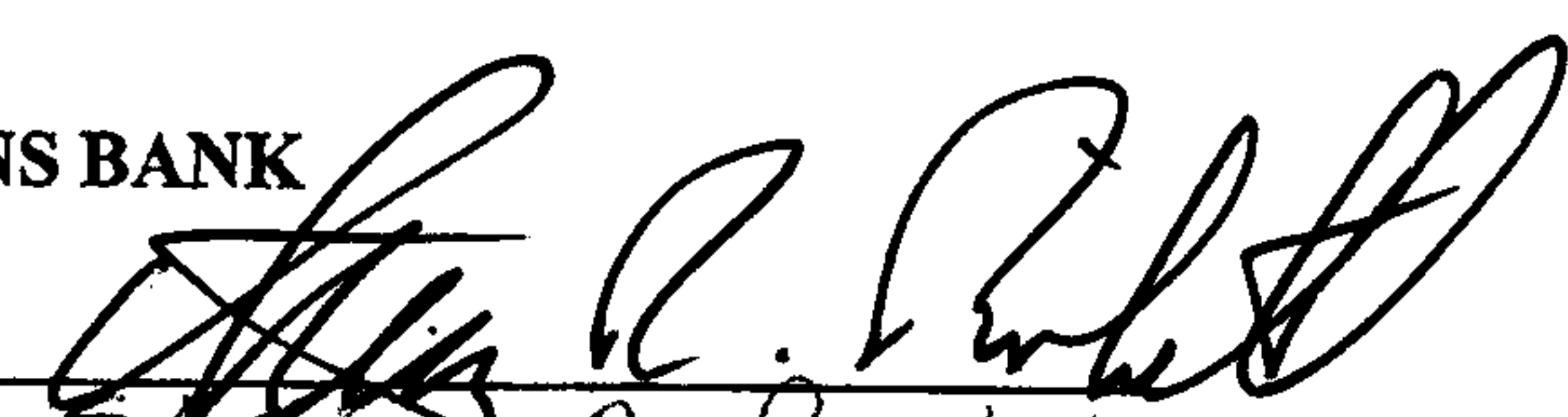
Lot 16, according to the Survey of Mountain Crest Estates, as recorded in Map Book 32, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

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 23rd day of November, 2009.

REGIONS BANK

By: 
Its: St. Vice President

Shelby County, AL 11/30/2009
State of Alabama
Deed Tax : \$40.00

FILE NO: 292685

STATE OF FLORIDA)

Hillsborough COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven R. Pickott, whose name is signed to the foregoing conveyance as Sr. 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 23rd day of November, 2009.

Lori Thomson
Notary Public
Commission Expires



20091130000439180 2/2 \$54.00
Shelby Cnty Judge of Probate, AL
11/30/2009 01:45:33 PM FILED/CERT

FILE NO: 292685