

20100401000097790 1/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
04/01/2010 02:29:50 PM FILED/CERT

Shelby County, AL 04/01/2010

State of Alabama

Deed Tax : \$8.00

This document was prepared by:  
Lauren Ashley Baum  
3500 Colonnade Parkway  
Suite 350  
Birmingham, AL 35243

Send Tax notice to:  
Tiasha D. Hamilton  
2037 Hidden Forest Lane  
Montevallo, AL 35115

#### STATUTORY WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That in consideration of On Hundred and Thirty Eight Thousand Dollars and Zero Cents (\$138,000.00) Dollars to the undersigned Grantor, BB&T, a corporation represented by Tony L. Smith it's AVP and with full authority, in hand paid by Tiasha D. Hamilton, the grantee herein, the receipt of which is hereby acknowledged, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Tiasha D. Hamilton (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A for complete property description.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

TO HAVE AND TO HOLD all of Grantor's rights, title and interest in and to the above described property unto the said Grantees, their heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantees, Grantees heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any per thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12<sup>th</sup> day of March, 2010.

Tony L. Smith  
Branch Banking & Trust Company  
By: Tony L. Smith  
Its: AVP

Note: \_\_\_\_\_ of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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STATE OF South Carolina

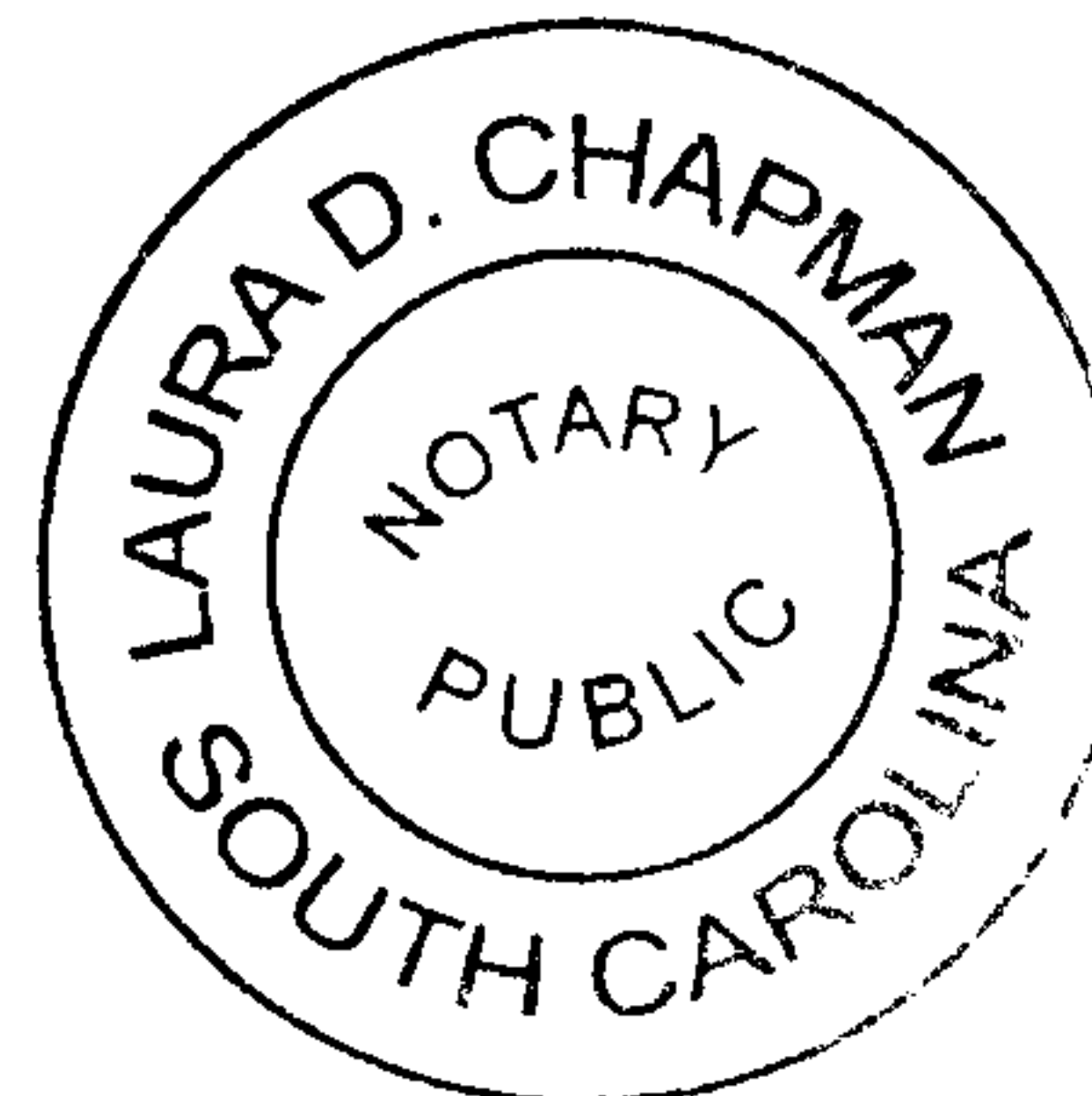
COUNTY OF Greenville

I, Laura D. Chapman, a notary for said County and in said State, hereby certify that Tony L. Smith, whose name as AUP of Branch Banking & Trust Company, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 12<sup>th</sup> day of March, 2010.

Laura D. Chapman  
Notary Public

My Commission expires: 6-7-2014





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Agent's File No.: S10-0444

### EXHIBIT "A"

Lot 77, according to the Survey of Hidden Forest, as recorded in Map Book 25, page 117, in the Probate Office of Shelby County, Alabama.