

This instrument prepared by:
John H. Henson
4647-E Highway 280
Birmingham, AL 35242

SEND TAX NOTICE TO:
Steven T. Purvis

125 Shelby Farms Drive
Alabaster, Alabama 35007



20101103000368820 1/1 \$38.00
Shelby Cnty Judge of Probate, AL
11/03/2010 02:19:57 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Thirty Thousand dollars and Zero cents \$130,000.00**) in hand paid by **Steven T. Purvis and Shannon Purvis** (hereinafter referred to as "GRANTEES") to **Southpoint 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 **Steven T. Purvis and Shannon Purvis, as joint tenants with rights of survivorship**, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 124, according to the Survey of Shelby Farms Subdivision, as recorded in Map Book 38, Page 149, in the Office of the Judge of Probate of Shelby County, Alabama.

\$104,000.00 of the purchase priced recited above was paid from the proceeds of a mortgage loan closed 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 **29th day of October, 2010**.

Southpoint Bank

By: *Daniel S Keeney*
Its: *Sr. VICE PRESIDENT*

STATE OF ALABAMA §
 §
JEFFERSON COUNTY §

Deed Tax : \$26.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that *Daniel S Keeney*, whose name(s) is/are signed to the foregoing conveyance as the *Sr. V. P.* of **Southpoint 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 **29th day of October, 2010**.

Carolyn D Watson
Notary Public
Commission expires: **11-20-2013**
FILE NO: 20102216