


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

**SEND TAX NOTICE TO:**  
Kawana Thomas-Johnson  
121 Shiloh Creek Drive  
Calera, Alabama 35040

## STATUTORY WARRANTY DEED

STATE OF ALABAMA       )  
                                      )  
Shelby COUNTY            )

  
20101103000369090 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
11/03/2010 03:11:24 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Thirty Five Thousand Dollars and 00/100 (\$135,000.00) 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 Kawana Thomas-Johnson (hereinafter Grantee), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 6, according to the Final Plat , Resurvey of Lots 1 -6, Shiloh Creek Sector One, Plat One, a Single Family Residential Subdivision, as recorded in Map Book 39, Page 59, 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.

\$133,206.00 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: 20102227



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IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 12th day of October, 2010.

Regions Bank

By: WADE PARKER

Its: SR. VICE PRESIDENT

STATE OF ALABAMA §

§

JEFFERSON COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WADE PARKER, whose name(s) is/are signed to the foregoing conveyance as the 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 foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of October, 2010.

Notary Public HELEN HOSMER

Commission expires: 7-10-12

Shelby County, AL 11/03/2010

State of Alabama

Deed Tax : \$2.00