



20110222000060420 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/22/2011 03:03:08 PM FILED/CERT

This document was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive
Suite 306
Birmingham, AL 35209

Send Tax notice to:
Keisha Watters
Archie Ruggs, III

Shelby County, AL 02/22/2011
State of Alabama
Deed Tax: \$4.00

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND Zero Cents (\$149,900.00)** Dollars to the undersigned Grantor, Regions Bank, an Alabama Banking Corporation represented by Joe Terrill, it's Vice President, and with full authority, in hand paid by Keisha Watters and Archie Ruggs, III, the grantees 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 Keisha Watters and Archie Ruggs, III (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

**Lot 26, according to the Survey of Park Forest, Sector 7, Phase 2,
As recorded in Map Book 19, Page 169, in the Probate Office of
Shelby County, Alabama.**

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

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR make no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his own judgment.

Note: \$146,099.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

S11-0009

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of February, 2011.

REGIONS BANK

By: [Signature]

Joe Terrill

Its: Vice President

STATE OF MS

COUNTY OF Forrest

I, Cliff Russum, a notary for said County and in said State, hereby certify that Joe Terrill, whose name as Vice President of Regions Bank, successor by merger to AmSouth Bank, 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 14th day of February, 2011.

[Signature]
Notary Public

My Commission expires: August 17, 2014

