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:

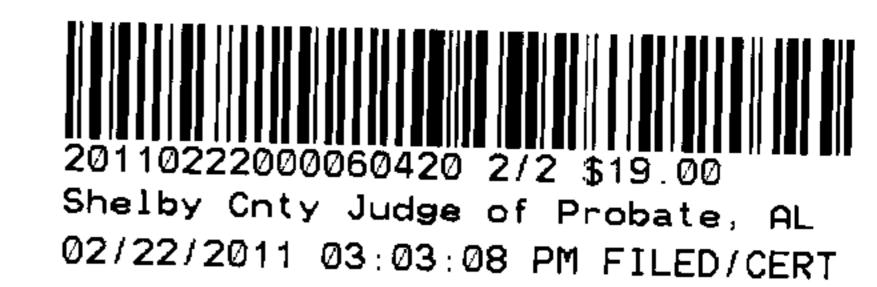
Lot 26, according to the Survey of Park Forest, Sector 7, Phase 2, As recorded in Map Book 19, Page 169, in the Probate Office of Shelby County, Alabama.

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



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

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grande de la companya del companya de la companya del companya de la companya del la companya de	
REGIONS BANK	
By:	
Joe Terrill	
Its: Vice President	
STATE OF MS	
COUNTY OF Forest	
, Off Ryssum ar	notary for said County and in said State, hereby certif
nat joe terrin, whose name as vic	e President of Regions Rank successor by mores.
minount name, a corporation, is si	lened to the toregoing instrument and who is image
o me, acknowledged before me o	n this day that, being informed the contents of as:
lay the same bears date.	ith full authority executed the same voluntarily on th
hiven under my official hand and se	eal this the Handay of February, 2011.
ing the state of	Influer
	Notary Public
	My Commission expires: Aust 17, 2014