



2011022200060450 1/2 \$78.00
Shelby Cnty Judge of Probate, AL
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STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTEEN THOUSAND AND Zero Cents (\$315,000.00)** 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 TIFFANIE L. JONES, the grantee(s) 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 TIFFANIE L. JONES (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 750, ACCORDING TO THE SURVEY OF HIGHLAND LAKES 7TH SECTOR, AN EDDLEMAN COMMUNITY AS RECORDED IN MAP BOOK 20, PAGE 58 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAY, COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENT AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT#1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 7TH SECTOR, RECORDED AS INSTRUMENT #1995-28389, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA(WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE DECLARATION).

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

Subject to all rights of redemption on the part of those entities to redeem as provided by the laws of the State of Alabama and the United States of America by virtue of a foreclosure sale and deed dated August 3, 2010 which said rights will exist for a period of

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one year from the date of sale. Said deed is recorded in Instrument No.
20100817000262830.

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/her/their own judgment.

Note: \$252,000.00 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.

REGIONS BANK

By: [Signature]

Joe Terrill

Its: Vice President

STATE OF Mississippi

COUNTY OF Forrest

I, Cliff Russon, a notary for said County and in said State, hereby certify that Joe Terrill, whose name as Vice President of Regions 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

