


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

SEND TAX NOTICE TO:
Donald P. Segers
Bonnie L. Segers
235 Red Bay Drive
Maylene, Alabama 35114

STATUTORY WARRANTY DEED


20110222000060900 1/2 \$63.00
Shelby Cnty Judge of Probate, AL
02/22/2011 03:53:35 PM FILED/CERT

STATE OF ALABAMA)
)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Forty Thousand dollars and Zero cents (\$240,000.00) in hand paid by Donald P. Segers and Bonnie L. Segers (hereinafter referred to as "GRANTEES") to Regions 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 Donald P. Segers and Bonnie L. Segers, as joint tenants with rights of survivorship, the following described real estate in Shelby County, Alabama, to wit:

Lot 60, according to the Survey of Lake Forest Sixth Sector, as recorded in Map Book 36, Page 35 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

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 2011 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

\$192,000.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

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 nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

Shelby County, AL 02/22/2011
State of Alabama
Deed Tax: \$48.00

FILE NO: 20110140

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 16th day of February, 2011.

Regions Bank


By: WADE PARKER
Its: SR. VICE PRESIDENT

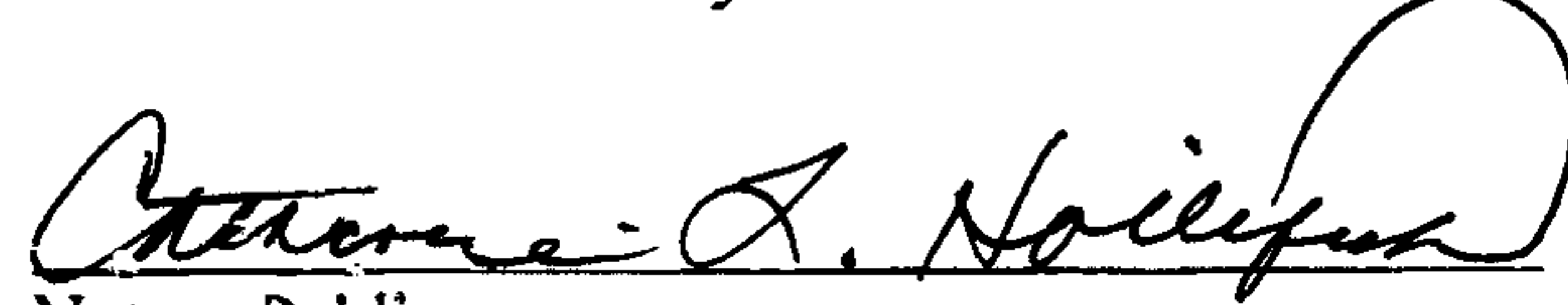


20110222000060900 2/2 \$63.00
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STATE OF ALABAMA §
§
JEFFERSON COUNTY §

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 16th day of February, 2011.


Notary Public CATHERINE L. HOLLIFIELD
Commission expires: 05/29/2012