



20110425000125660 1/3 \$178.00
Shelby Cnty Judge of Probate, AL
04/25/2011 01:28:51 PM FILED/CERT

This document was prepared by:
Jordan, Wallace, Ratliff & Brandt, LLC
3500 Colonnade Parkway
Suite 350
Birmingham, AL 35243

Send Tax notice to:
Dennis M. Key
331 Highway 32
Columbiana, AL

Shelby County, AL 04/25/2011
State of Alabama
Deed Tax: \$160.00

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixty Thousand Dollars and Zero Cents (\$160,000.00) Dollars to the undersigned Grantor, Regions Bank, an Alabama Banking Corporation represented by Joe Terrell, it's Vice President, and with full authority, in hand paid by Dennis M. Key and Barbara B. Key, 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 Dennis M. Key and Barbara B. Key (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A for complete property description.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of April, 2011.


REGIONS BANK, An Alabama Banking Corporation

By: Joe Terrell
Its: Vice President

20110425000125660 2/3 \$178.00
Shelby Cnty Judge of Probate, AL
04/25/2011 01:28:51 PM FILED/CERT

STATE OF ALABAMA m S

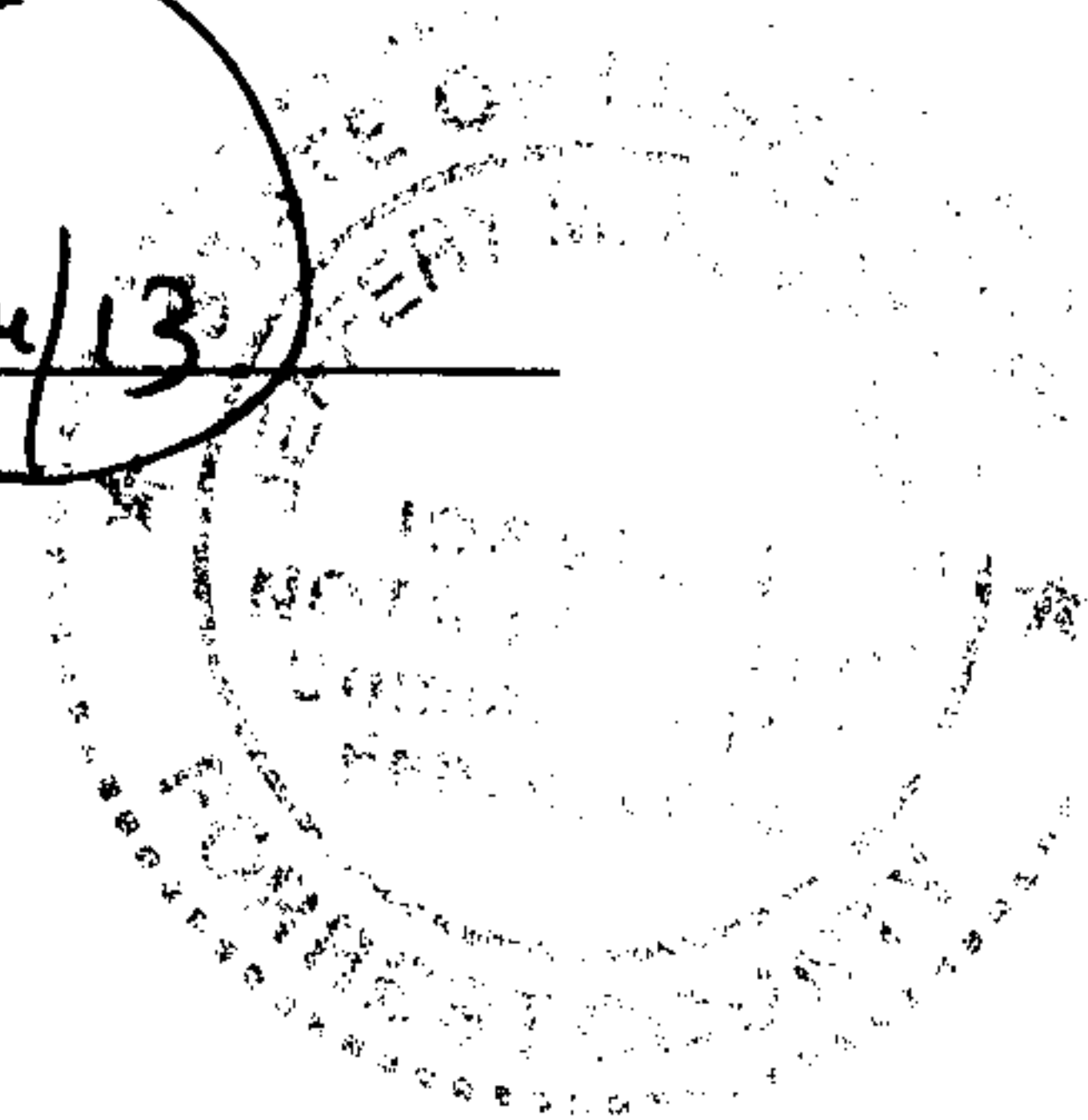
COUNTY OF Forsyth

I, Jeffery M Keysear, a notary for said County and in said State, hereby certify that Joe Terrill, whose name as V.P. 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 13th day of April, 2011.


Notary Public

My Commission expires: 2/4/13



Agent's File No.: S11-0887

EXHIBIT "A"

20110425000125660 3/3 \$178.00
Shelby Cnty Judge of Probate, AL
04/25/2011 01:28:51 PM FILED/CERT

Begin at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence run South along the East line of said 1/4-1/4 section a distance of 466.69 feet; thence turn an angle of 89 degrees 04 minutes to the right and run a distance of 466.69 feet; thence turn an angle of 90 degrees 56 minutes to the right and run a distance of 466.69 feet to the North line of said 1/4-1/4 section; thence turn an angle of 89 degrees 04 minutes to the right and run east along the North line of said 1/4-1/4 section a distance of 466.69 feet to the point of beginning; being situated in the Southwest 1/4 of Northeast 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama.

Also, a 40.00 feet easement for driveway, described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 20 South, Range 1 West; thence run South along the East line of said 1/4-1/4 section a distance of 466.69 feet to the point of beginning; thence continue South along said East line of 1/4-1/4 section a distance of 206.91 feet to the Northwest right of way line of Shelby County Highway No. 32; thence turn an angle of 52 degrees 04 minutes 55 seconds to the right and run along said Highway right of way a distance of 50.70 feet; thence turn an angle of 127 degrees 55 minutes 05 seconds to the right and run a distance of 237.42 feet to the South line of described tract; thence turn an angle of 89 degrees 04 minutes to the right and run along said South line of property a distance of 40 feet to the point of beginning. Being situated in the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama.