

20110427000127590 1/1 \$23.50
Shelby Cnty Judge of Probate, AL
04/27/2011 11:48:18 AM FILED/CERT

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Randall Townley
132 River Valley Road
Helena, Alabama 35080

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Fifty-Five Thousand and 00/100 Dollars (\$255,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

BancorpSouth

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Randall Townley and Crystal Townley

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 632, according to the Final Plat of Riverwoods Sixth Sector, as recorded in Map Book 32, page 140, in the Probate Office of Shelby County, Alabama.

\$243,600.00 of the proceeds come from a mortgage recorded simultaneously herewith.

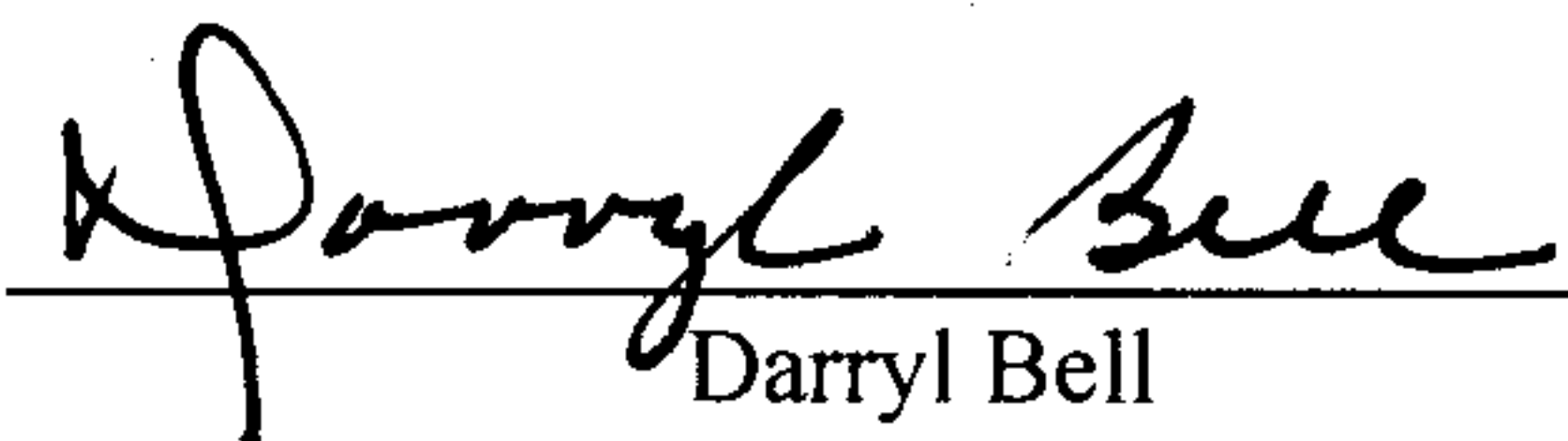
- Subject to:
- (1) 2011 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor;
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record; and
 - (4) all rights of redemption arising from a foreclosure sale on November 19, 2010.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 19th day of April, 2011.

BANCORPSOUTH

BY:  (Seal)
Darryl Bell
ITS: Vice President

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Darryl Bell as Vice President of BancorpSouth whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such Vice President, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of April, 2011

Shelby County, AL 04/27/2011
State of Alabama
Deed Tax: \$11.50


Notary Public: David P. Condon
My Commission Expires: 2-12-14