

This instrument was prepared by:
Compass Bank
P. O. Box 10566
Birmingham, Alabama 35296

SEND TAX NOTICE TO:
Cheryl Kerwood
1977 Lakemont Drive
Hoover, AL 35244

STATE OF ALABAMA
SHELBY COUNTY



20110506000137430 1/1 \$204.50
Shelby Cnty Judge of Probate, AL
05/06/2011 12:00:33 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **ONE HUNDRED NINETY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$192,500.00)** in hand paid by Cheryl Kerwood, (hereinafter referred to as "GRANTEE") to Compass Bank, an Alabama banking corporation (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 GRANTEE the following described real estate in Shelby County, Alabama, to wit:

Lot 17, according to the Survey of SouthPointe, 6th Sector, Phase II, as recorded in Map Book 15, page 24, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due October 1, 2011.
2. Recorded and unrecorded easements, restrictions, rights of way, overlaps and encroachments, if any, affecting the property.
3. Right of redemption as evidenced by foreclosure deed dated May 21, 2010 recorded in Instrument# 20100526000167300, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said GRANTEE, his/hers successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officer this the 4th Day of May, 2011.

ATTEST:

COMPASS BANK

By: Walt Platt
Its: Sr. Vice President

By: Anne M. Connors
Anne M. Connors, Vice President

Shelby County, AL 05/06/2011
State of Alabama
Deed Tax: \$192.50

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for the said County in said State hereby certify that Anne M. Connors, whose name as Vice President of Compass Bank, an Alabama banking corporation, 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 above and foregoing conveyance, she/he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 4th Day of May, 2011.

Stephanie K. Hollis
Stephanie K. Hollis
Notary Public for the State of Alabama
County of Jefferson
My Commission Expires: July 13, 2013