



20110713000204240 1/3 \$26.50  
Shelby Cnty Judge of Probate, AL  
07/13/2011 03:42:59 PM FILED/CERT

Shelby County, AL 07/13/2011  
State of Alabama  
Deed Tax:\$8.50

Send Tax Notice to:

EDWARD W. MURPHREE  
2025 Cleveland Farms Parkway  
Pell City, Alabama 35125  
*Consideration Amount: \$8,360.00*  
STATE OF Alabama )  
Shelby COUNTY )

### **STATUTORY WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation (“Grantor”), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by **EDWARD W. MURPHREE, a married man** (“Grantee”), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, as his sole and separate property, the following described real property:

See Exhibit A attached hereto and incorporated herein by this reference (the “Property”).

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem property taxes for the 2011 tax year and all subsequent years.
2. All rights of redemption.
3. All easements, restrictions, reservations, encumbrances and other matters appearing of record.
4. Zoning and building laws, rules, regulations and ordinances.
5. Matters that would be disclosed by an accurate survey of the Property.

**TO HAVE AND TO HOLD** unto Grantee and its successors and assigns in fee simple forever.



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THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this 29 day of June, 2011.

**REGIONS BANK**, an Alabama banking corporation

By: Trish Spencer  
Name: Trish Spencer  
Its: Vice President

STATE OF Alabama  
COUNTY Montgomery

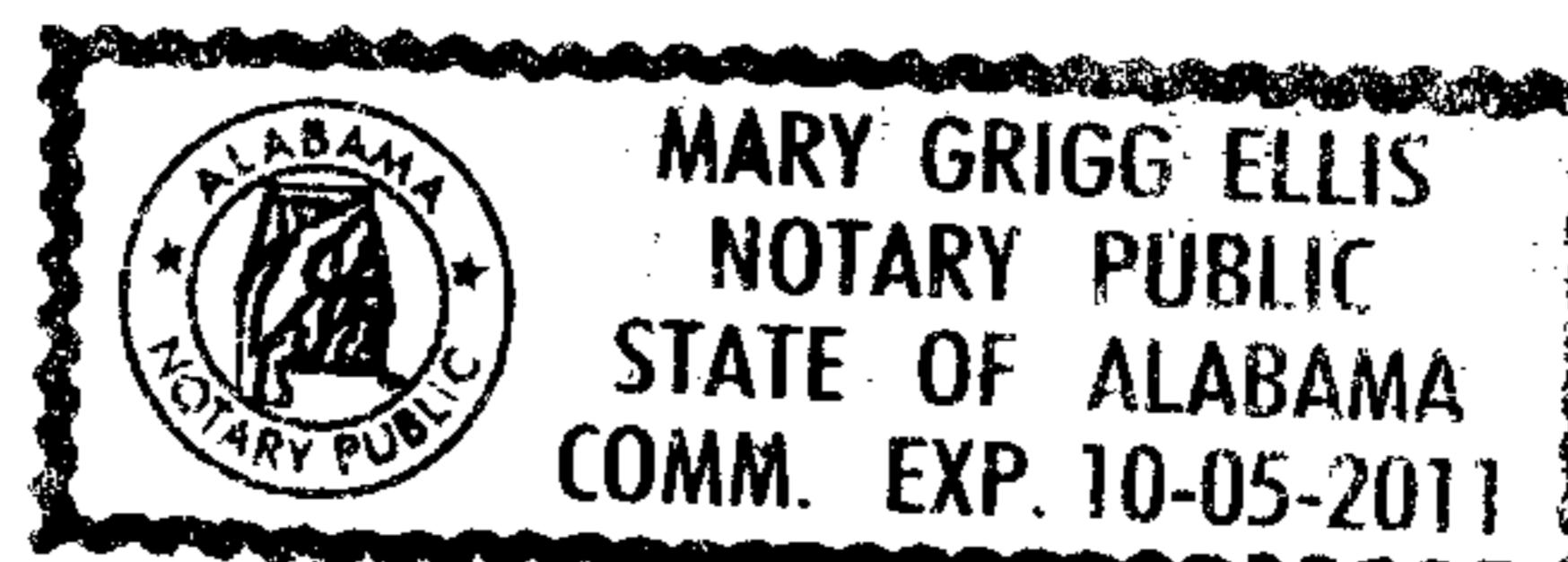
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Trish Spencer, whose name as Vice President of Regions Bank, an Alabama banking corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

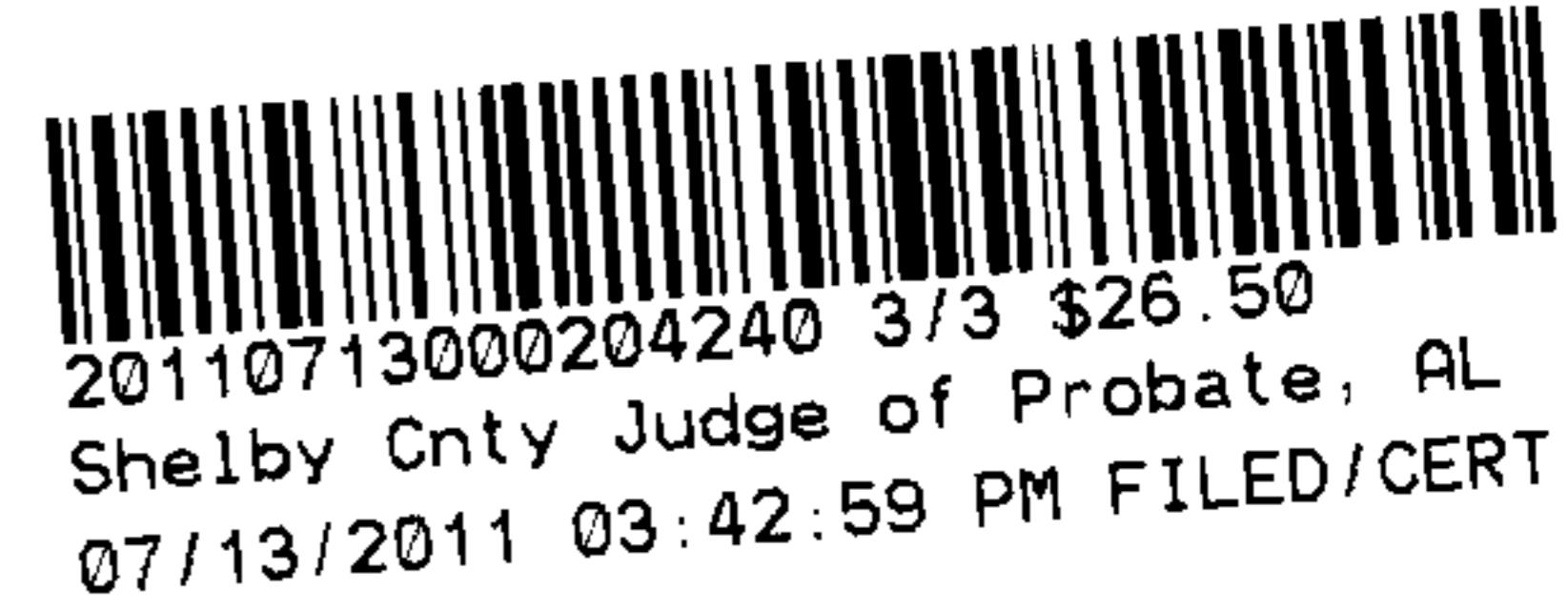
Given under my hand and official seal of office this 29<sup>th</sup> day of June, 2011.

Mary Grigg Ellis  
Notary Public  
NOTARIAL SEAL  
My commission expires \_\_\_\_\_

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511





## EXHIBIT A

### [Legal Description]

Lot 32, according to the Survey of Habersham Place, as recorded in Map Book 37, Page 1 A & B, in the Probate Office of SHELBY County, Alabama. Mineral and mining rights excepted.

SUBJECT TO Covenants, restrictions and easements, if any, of record; and

BEING A PART OF the same property conveyed to J. Elliott Corp., by Deed dated May 8, 2006 and recorded May 23, 2006, of record in Instrument No. 20060523000244210, in the Office of the Judge of Probate of Shelby County, Alabama; and

THEREAFTER, BEING A PART OF the same property conveyed to Regions, by Mortgage Foreclosure Deed dated May 12, 2008 and recorded May 12, 2008, of record in Instrument No. 20080512000192590, in the office aforesaid.

Current Parcel ID No: 10-1-11-0-010-014.000