

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Rodger Hutto

SPECIAL WARRANTY DEED

20110829000254240 1/2 \$27.50
Shelby Cnty Judge of Probate, AL
08/29/2011 12:14:32 PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

Shelby County, AL 08/29/2011
State of Alabama
Deed Tax: \$12.50

That in consideration of Sixty One Thousand dollars and Zero cents (\$61,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Regions Bank, an Alabama Banking Corporation (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Rodger Hutto (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$48,800.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.


THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

AND THE GRANTOR, DOES HEREBY CONVENANT 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 person claiming, by, through or under it, but against non other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, make by Grantor, but on their own judgment.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 25th day of August, 2011

(SEAL)



Regions Bank, an Alabama Banking Corporation
By: Steven Purser, Vice President

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

MISSISSIPPI
STATE OF ~~ALABAMA~~

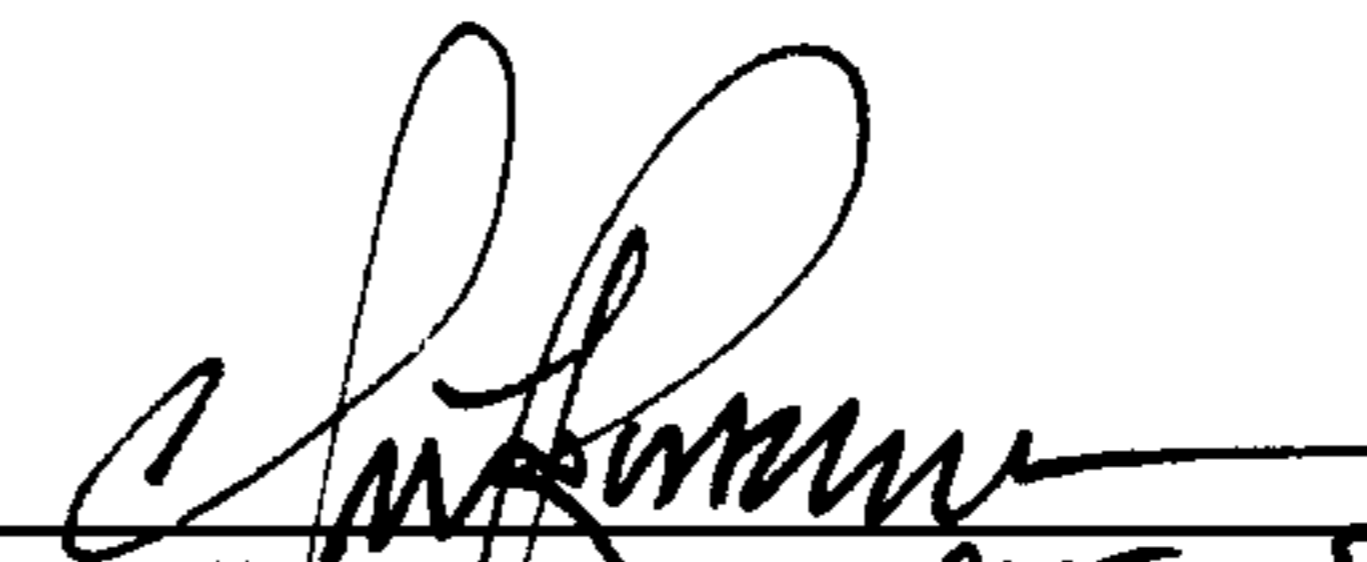
FORREST
COUNTY ~~SHELBY~~

} General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Steven Purser as Vice President of Regions Bank, an Alabama Banking Corporation 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of August, 2011.

My Commission Expires: AUGUST 17, 2014



Notary Public CLIFF RUSSUM



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EXHIBIT A

Commence at a #4 rebar found in place at the SW corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 5, Township 21 South, Range 1 East; thence run northerly along the West boundary line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 302.30 feet to an iron pin found in place; thence turn an angle of 89 degrees 20 minutes to the right and run easterly a distance of 1320 feet to an iron pin found in place; thence turn an angle of 89 degrees 20 minutes to the left and run northerly along the centerline of a 20 foot wide right of way a distance of 89.70 feet to the point of beginning; thence continue along the same line of direction and along said centerline a distance of 400.00 feet to an iron pin found in place; thence turn an angle of 90 degrees 40 minutes to the left and run westerly a distance of 445.63 feet to a point; thence turn an angle of 89 degrees 20 minutes to the left and run southerly a distance of 400.00 feet to a point; thence turn an angle of 90 degrees 40 minutes to the left and run easterly a distance of 445.63 feet to the point of beginning; said parcel of land is lying in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 5, Township 21 South, Range 1 east, excluding a 10 foot right of way as recorded in Deed Book 299, Page 492. Situated in Shelby County, Alabama.