

Shelby County, AL 09/29/2011  
State of Alabama  
Deed Tax: \$140.00

Greenville COUNTY

Ref. #: PE-HTS-AL-18757

Know all men by these presents: That for and in consideration of ONE HUNDRED FORTY THOUSAND and 00/100 (\$140,000.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, that BRANCH BANKING AND TRUST COMPANY, whose post office address is 301 COLLEGE STREET, GREEVILLE, SC 29601-2014, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto KAREN THOMPSON, a married woman, whose post office address is 2569 Woodfern Circle, Birmingham, AL 35244, (herein referred to as Grantee), the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

**PROPERTY ADDRESS:** 2569 Woodfern Circle, Birmingham, AL 35244

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a

good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantees forever.

In witness whereof, Grantor has hereunto set a hand and seal this 17<sup>th</sup> day of September, 2011.

BRANCH BANKING AND TRUST COMPANY

Sandra L. Dengsey  
Witness

By: Tony L. Smith  
TONY L. SMITH, Assistant Vice President

Sandra L. Dengsey  
Printed Name

Laura D. Chapman  
Witness

Laura D. Chapman  
Printed Name

STATE OF South Carolina }

COUNTY OF Greenville }

I, Laura D. Chapman, hereby certify that TONY L. SMITH, Assistant Vice President of BRANCH BANKING AND TRUST COMPANY, 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 executed the same voluntarily on the day the same bears date.

Given under my hand this 17<sup>th</sup> day of September, 2011.

Laura D. Chapman  
Notary Public SC  
My commission expires: 6-1-2014

Prepared By:  
Curphey & Badger Law  
c/o Angelina Whittington, Esquire  
3849 Lithia Pinecrest Rd.  
Valrico, FL 33546



20110929000288710 3/5 \$164.00  
Shelby Cnty Judge of Probate, AL  
09/29/2011 01:29:30 PM FILED/CERT

## **EXHIBIT "A"**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,  
STATE OF Alabama, AND IS DESCRIBED AS FOLLOWS:**

**LOT 3207 ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 32ND  
ADDITION, AS RECORDED IN MAP BOOK 14, PAGE 53 A & B, IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.**

**Parcel ID: 11-7-35-0-002.044**

**Commonly known as 2569 Woodfern Circle, Birmingham, AL 35244**





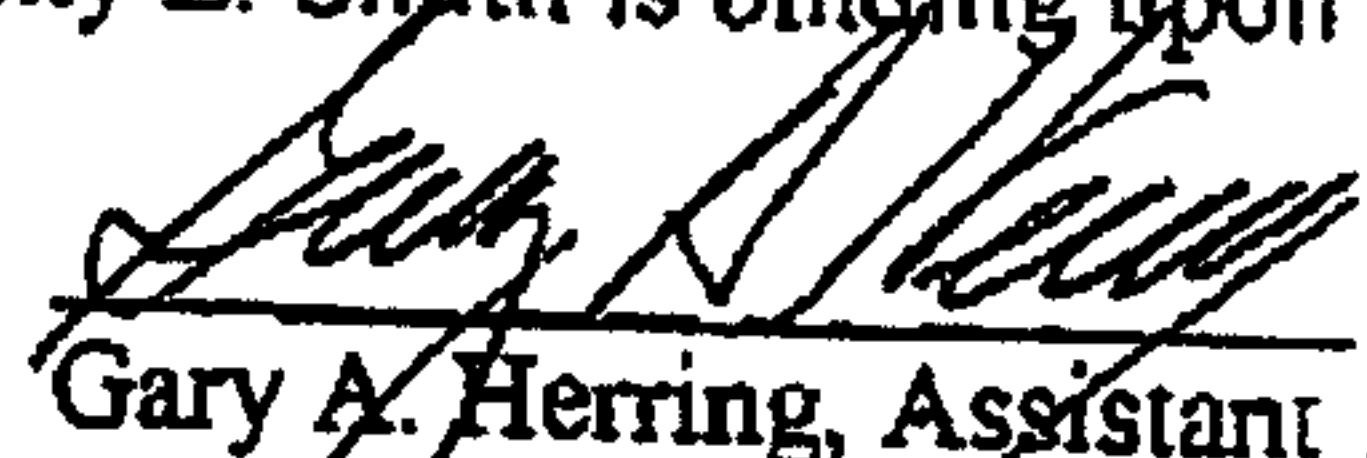
20110929000288710 4/5 \$164.00  
Shelby Cnty Judge of Probate, AL  
09/29/2011 01:29:30 PM FILED/CERT

## CERTIFICATE OF AUTHORITY

I, the undersigned, being the duly elected and acting Assistant Secretary of Branch Banking and Trust Co. ("BB&T"), a banking corporation, and organized and in good standing under the laws of the State of North Carolina, hereby certify as follows:

I am familiar with certain records of BB&T, including its elected officers currently serving, its Articles of Incorporation and By-laws. A pertinent record of excerpt of the By-laws is attached hereto and certified as a true and exact copy of said By-laws as presently in full force and effect.

Tony L. Smith, is a duly elected Assistant Vice President of BB&T and is authorized to execute any and all contracts, deeds, and instruments that are credit or loan related on behalf of BB&T (including any instructions to securities intermediaries) pursuant to the By-laws of BB&T without any other signature or approval, and that such contract, deed or instrument executed by Tony L. Smith is binding upon BB&T.

  
Gary A. Herring, Assistant Secretary

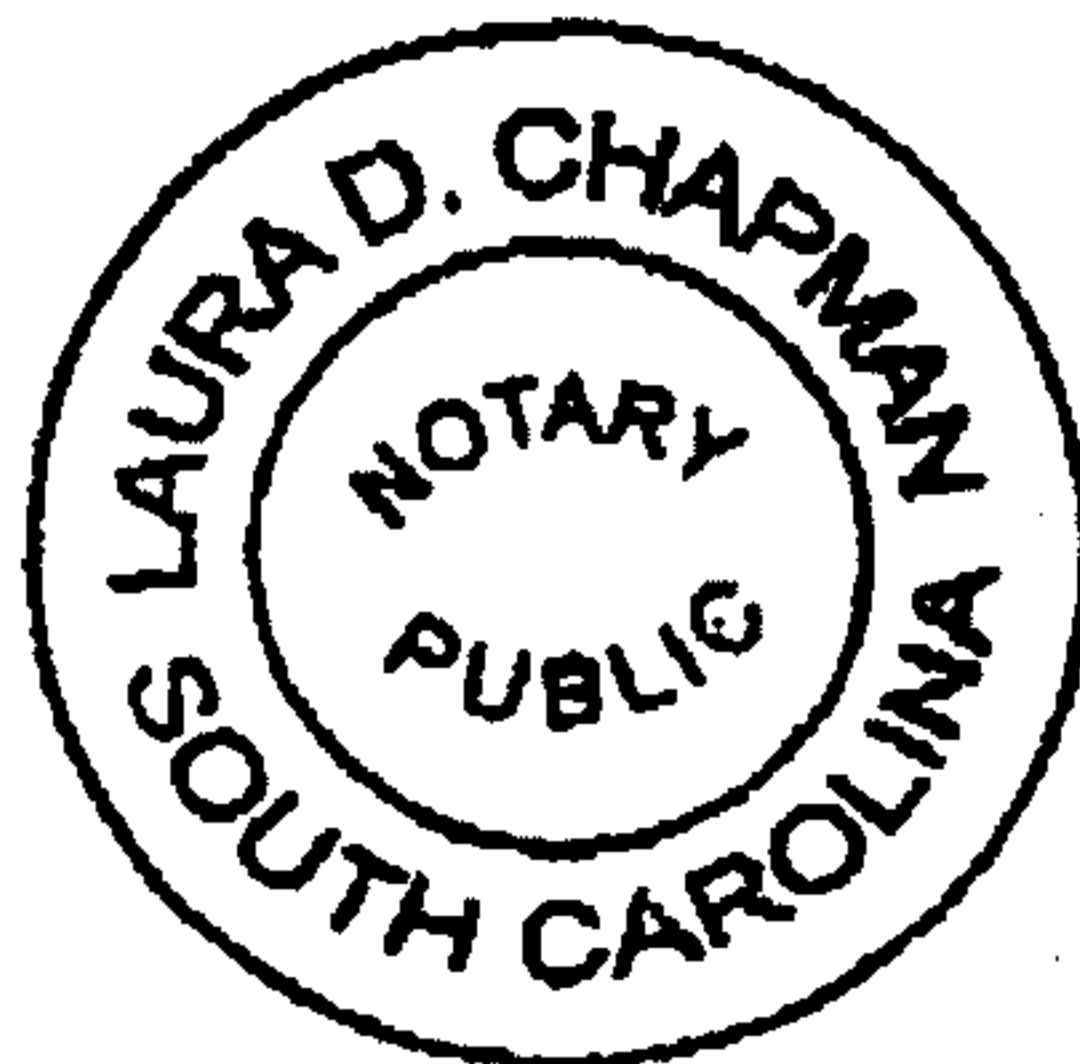
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

I, a Notary Public of the County and State aforesaid, certify that Gary A. Herring appeared before me this day and acknowledged the execution of the foregoing instrument in his capacity as Assistant Secretary of Branch Banking and Trust Co., a North Carolina banking corporation.

Witness my hand and official stamp or seal, the 29<sup>th</sup> day of January, 2008.

My commission expires: June 7, 2014

(Notary Seal)



  
Notary Public



20110929000288710 5/5 \$164.00  
Shelby Cnty Judge of Probate, AL  
09/29/2011 01:29:30 PM FILED/CERT

**Exhibit A**

**Section 6. Execution of Instruments.** All agreements, indentures, mortgages, deeds, conveyances, transfers, certificates, declarations, receipts, discharges, releases, satisfactions, settlements, petitions, schedules, accounts, affidavits, bonds, undertakings, proxies, and other instruments or documents may be signed, executed, acknowledged, verified, delivered, or accepted in behalf of the Corporation by the Chairman of the Board, or the President, or any Vice President or Assistant Vice President, or the Secretary or Assistant Secretary, and if in connection with the exercise of fiduciary powers of the Corporation, by any of said officers or by any Trust Officer provided, however, (i) that where required, any such instruments shall be attested by one of said officers other than the officer executing such instruments, and (ii) any such instruments may also be executed, acknowledged, verified, delivered, or accepted in behalf of the Corporation in such other manner and by such other Officers as the Board of Directors may from time to time direct. (Amended 3/18/86)