



20111208000371550 1/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
12/08/2011 02:37:15 PM FILED/CERT

This instrument was prepared by  
**Sandy F. Johnson**

Attorney at Law  
3170 Highway 31 South  
Pelham, Alabama 35124

Shelby County, AL 12/08/2011  
State of Alabama  
Deed Tax: \$5.50

Send Tax Notice to: Tabitha Turner and  
(Name) Jeremy McDowell  
(Address) 104 Wisteria Drive  
Alabaster, Alabama 35007

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Statutory Warranty Deed, Jointly For Life With Remainder To Survivor

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STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Ninety Nine Thousand Dollars and 00/100 (\$199,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**Regions Bank**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**Tabitha Turner and Jeremy McDowell**

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 2, according to the Survey of Wisteria as recorded in Map Book 39, page 23, in the Probate Office of Shelby County, Alabama.

\$193,955.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.



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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 nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR, by Wade Parker, as Sr. Vice President, who is authorized to execute this conveyance, hereunto set his hand(s) and seal(s) this 15 day of **November, 2011**.

REGIONS

By: Wade Parker  
Its: Sr. Vice President

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wade Parker, whose name as Sr. Vice President of **Regions Bank**, 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 Vice-President and with full authority, executed the same voluntarily for and as the act of Regions Bank.

Given under my hand and official seal, this the 15 day of **November, 2011**.

Notary Public Helen A. Hosmer  
My Commission Expires: 7-16-12