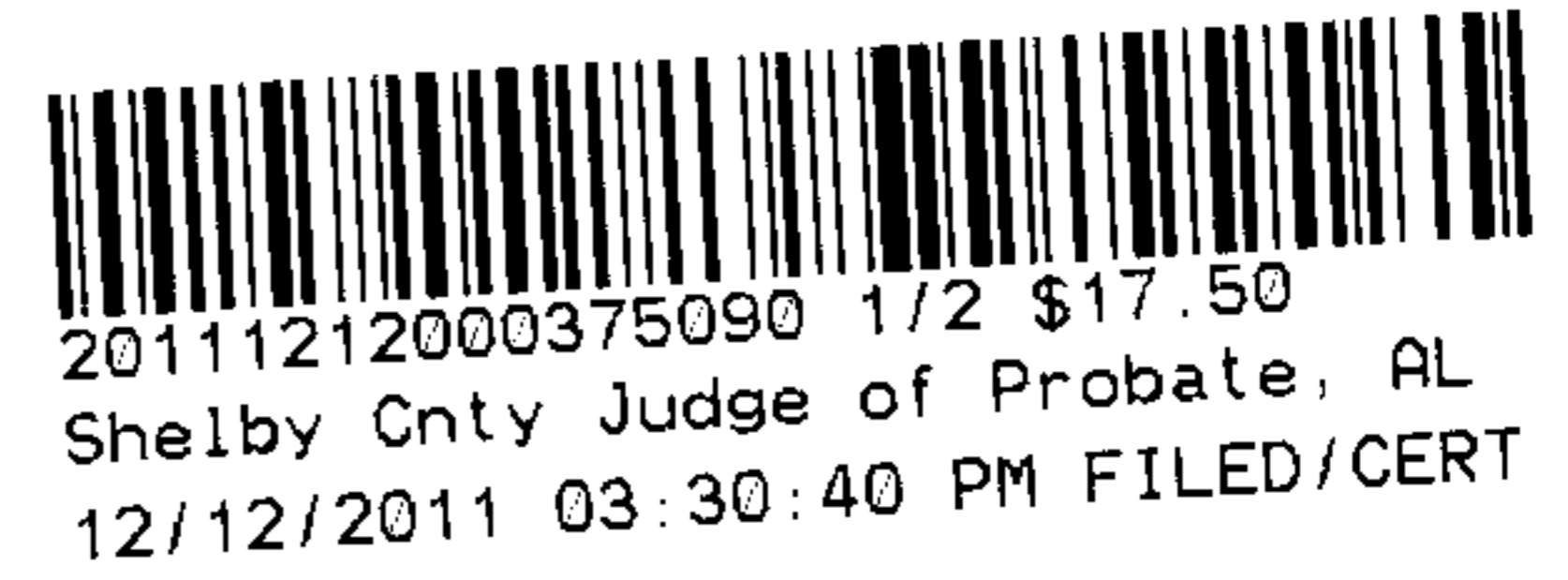


This Instrument Prepared By:
Michael W. Lindsey, Esq.
Jauregui & Lindsey, LLC
2110 Devereux Circle
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
DEBORA L. SUMRALL

*130 Hidden Creek Cove
Pelham, AL 35124*

STATUTORY WARRANTY DEED



STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **Eight Five Thousand and 00/100 Dollars (\$85,000.00)** and other good and valuable consideration paid by the Grantee herein, the receipt of which is hereby acknowledged, **Regions Bank** (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto **Debora L. Sumrall**, (herein referred to as "Grantee"), all of its right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

Lot 32, according to the Survey of Phase One Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to all restrictions of record, as well as any and all statutory rights of redemption pursuant to that certain foreclosure deed recorded in Instrument No. 20110714000205420 in the Probate Office of SHELBY County, Alabama.

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 persons claiming, by, through, or under it, but against none 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 Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on her own judgment

A mortgage in the amount of \$82,845.00 is being simultaneously recorded herewith

20111212000375090 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
12/12/2011 03:30:40 PM FILED/CERT

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, this 7th day of DECEMBER, 2011.

Regions Bank


BY: Steven Purser
ITS: Vice President

STATE OF MISSISSIPPI
COUNTY OF FORREST

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steven Purser, whose name is signed to the foregoing instrument as the Vice President of Regions Bank, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily.

Given under my hand and official seal this 7th day of DECEMBER, 2011.


Notary Public

My Commission Expires: 2/4/13



Shelby County, AL 12/12/2011
State of Alabama
Deed Tax: \$2.50