



20120106000008120 1/2 \$85.00
Shelby Cnty Judge of Probate, AL
01/06/2012 02:45:20 PM FILED/CERT

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

Shelby County, AL 01/06/2012
State of Alabama
Deed Tax: \$70.00

Send Tax Notice to: Hugh L. Talbert and
(Name) Sue M. Talbert
(Address) 405 Acer Trail
Alabaster, Alabama 35007

Statutory Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred Seventy Thousand Dollars and 00/100 (\$270,000.00)** 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

Hugh L. Talbert and Sue M. Talbert

(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 21, according to the Survey of Maple Ridge Subdivision, as recorded in Map Book 37, Page 87, in the Probate Office of Shelby County, Alabama.

\$200,000.00 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.

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 Steven Purser, as Vice President, who is authorized to execute this conveyance, hereunto set his hand(s) and seal(s) this 14th day of **December, 2011**.

REGIONS
Steven Purser
By: Steven Purser
Its: Vice President

STATE OF MS
Forrest COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Steven Purser, whose name as 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 14th day of **December, 2011**.

Jeremy M. Keysear
Notary Public
My Commission Expires: _____
STATE OF MISSISSIPPI
JEREMY M. KEYSEAR
ID# 92252
NOTARY PUBLIC
Comm. Expires
Feb. 4, 2013
FORREST COUNTY