

20120112000015960 1/2 \$93.50
Shelby Cnty Judge of Probate, AL
01/12/2012 02:21:37 PM FILED/CERT

\$78,500

THIS INSTRUMENT PREPARED BY:
Ryan R. Hendley, Esq.
who makes no representation as to
status of title or to matters which
would be disclosed by a current survey.
Reynolds, Reynolds & Duncan, LLC
Post Office Box 2863
Tuscaloosa, Alabama 35403-2863
205-391-0073
File No. 4.0000

Shelby County, AL 01/12/2012
State of Alabama
Deed Tax: \$78.50

STATE OF ALABAMA

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STATUTORY WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid to the undersigned **First United Security Bank**, an Alabama banking corporation, herein referred to as GRANTOR, by **Tim Smith**, herein referred to as GRANTEE, the receipt whereof is acknowledged, GRANTOR does grant, bargain, sell and convey unto GRANTEE the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Crosscreek Cove Townhomes, as recorded in Map Book 33, Page 13, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is subject to outstanding ad valorem taxes, restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property. This conveyance is further subject to the statutory rights of redemption of those parties, if any, entitled to redeem under the laws of the State of Alabama and the United States. By acceptance of this deed, GRANTEE acknowledges the hereinabove described real property and any improvements thereon are conveyed AS-IS, WHERE-IS without warranty as to condition, use, habitability, adverse claims and any matters which would be disclosed by a current survey.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, his heirs, successors or assigns forever, together with every contingent remainder and right of reversion. 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 a lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR and expressly disclaims any further warranties or covenants.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 1st day of December, 2011.

First United Security Bank

By: Terry L Robinson
Its VP / Special Assets Manager

STATE OF ALABAMA

COUNTY OF Shelby

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I, the undersigned, a Notary Public in and for said County and State, hereby certify that Terry L Robinson whose name as VP / Special Assets Manager of First United Security Bank, an Alabama banking corporation, 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 did execute the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2011.

Lisa Beasley

Notary Public

My Commission Expires:

LISA BEASLEY
Notary Public, AL State at Large
My Comm. Expires May 25, 2012

Send Tax Notices to:

Statutory Warranty Deed.Lot 26 Crosscreek.4.0000



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