

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200

Birmingham, AL 35242

SEND TAX NOTICE TO:

AARON DAVIS
2790 SADDLE CREEK TRAIL
BIRMINGHAM, ALABAMA 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of SEVEN HUNDRED TEN THOUSAND and 00/100 Dollars (\$710,000.00) 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 AARON DAVIS (herein referred to as "Grantee"), the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 4-A, ACCORDING TO THE FINAL SURVEY OF SADDLE CREEK FARMS, A PRIVATE SUBDIVISION, AS RECORDED IN MAP BOOK 14, PAGES 4 A & B AND 5 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

TOGETHER WITH ALL THE RIGHTS, TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANY WAY APPERTAINING.

AND THE GRANTOR, DOES HEREBY CONVEYANT 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 Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the Grantor by Steven Purser as Vice President of Regions Bank, who is authorized to execute this conveyance has hereunto set its signature and seal, this 13th day of January, 2012.

REGIONS BANK

By: Steven Purser
ITS Vice President

STATE OF MISSISSIPPI)
FORREST COUNTY)

I, the undersigned, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 13th day of January, 2012.

Notary Public

My Commission Expires: August 17, 2014