

Send Tax Notice:  
Juan Julio Gutierrez  
5388 Pineywood Rd..  
Birmingham, Al. 35242

Prepared by: Marcus L. Hunt  
2803 Greystone Commercial Blvd.  
Birmingham, Al. 35242

**SPECIAL WARRANTY DEED**

State of Alabama  
County of Shelby

Know all men by these presents, this deed made the 30<sup>th</sup> day of May, 2012, by and between REGIONS BANK, AN ALABAMA STATE BANKING CORPORATION (herein referred to as "Grantor") and **Herminia Avalos Guzman, Juan Julio Gutierrez and Miguel Gutierrez** (hereinafter referred to as "Grantee")

**WITNESSETH THAT:**

The Grantor does hereby for and in consideration of **One hundred thirty-five thousand and no/100 (\$135,000.00)** Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate in SHELBY County, Alabama, to-wit:

Lot 9, according to the Resurvey of G.S. Cross Estate, as recorded in Map Book 5, page 28 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

To have and to hold unto the said Grantee, their heirs and assigns, forever.

And the Grantor does hereby covenant with the Grantee, except as above noted that at the time of 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.

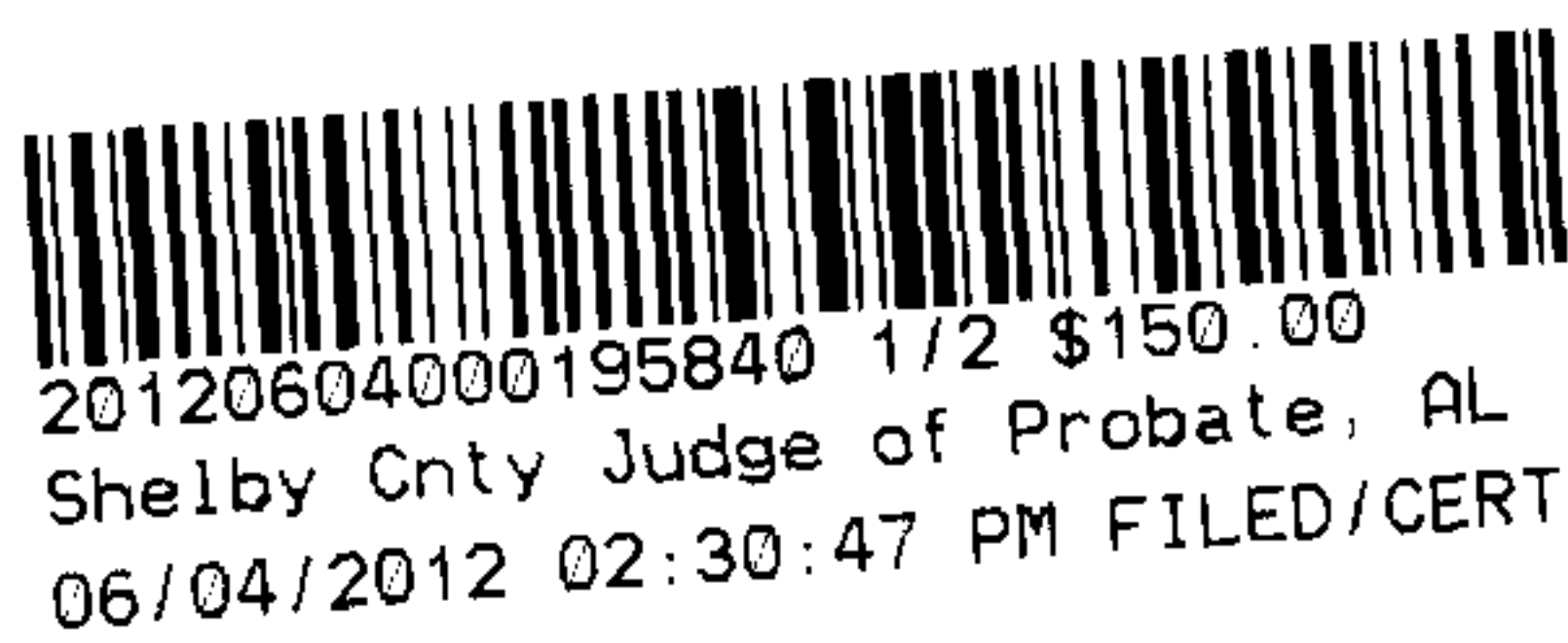
Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. Grantees have inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the Grantor by STEVEN PURSER who is authorized to execute this conveyance, has hereunto set its signature and seal this the 30<sup>th</sup> day of May, 2012.

REGIONS BANK

BY: 

STEVEN PURSER  
VICE-PRESIDENT



State of Mississippi  
County of Forest


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, 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 as such member and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal this the 20<sup>th</sup> day of May, 2012.

Janie K. Creel  
NOTARY PUBLIC

My commission expires: 1-8-16



  
20120604000195840 2/2 \$150.00  
Shelby Cnty Judge of Probate, AL  
06/04/2012 02:30:47 PM FILED/CERT

Shelby County, AL 06/04/2012  
State of Alabama  
Deed Tax: \$135.00