


This instrument was prepared by:
Mark E. Gualano, Attorney
2112 11th Avenue South
Suite 528
Birmingham, AL 35205

Send Tax Notices to:
Michael B. Carey
Marina Carey
P. O. Box 1292
Pelham, AL 35124

STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)


20120703000233810 1/2 \$71.00
Shelby Cnty Judge of Probate, AL
07/03/2012 11:07:19 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Fifty Six Thousand and no/100 Dollars (\$56,000.00)** to the undersigned Grantor(s), **Regions Bank**, an Alabama banking corporation, (herein referred to as Grantor(s), in hand paid by the Grantee(s) herein, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said **Michael B. Carey and Marina Carey**, (herein referred to as Grantee(s), the following described real estate, situated in **Shelby** County, Alabama to-wit:

A parcel of land situated in the SW ¼ of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NW ¼ of the SW ¼ of Section 22, Township 19 South, Range 2 West; thence run North 89 degrees 53 minutes 20 seconds East along the North line of said ¼-1/4 for 649.80 feet; thence run South 2 degrees 20 minutes 10 seconds for 1446.24 feet to the Point of Beginning of the Parcel No. 1 herein described; thence run South 02 degrees 20 minutes 21 seconds East measure (South 02 degrees 20 minutes 10 seconds East map) for 69.45 feet map and measure; thence run South 60 degrees 42 minutes 48 seconds West measure (South 64 degrees 06 minutes 53 seconds West map) for 345.82 feet map and measure, said point begin an existing 5/8 inch rebar on the East right of way line of Cherokee Trail; thence run North 02 degrees 57 minutes 01 second West map and measure for 238.64 feet measure (238.56 map) along said right of way line to an existing ½ inch rebar; thence run North 89 degrees 57 minutes 29 seconds East measure (north 89 degrees 57 minutes 12 seconds East map) for 311.06 feet measure (306.85 map) to the Point of Beginning.

Subject to:

1. Advalorem taxes for the current tax year 2012.
2. Easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Shelby County, AL 07/03/2012
State of Alabama
Deed Tax: \$56.00

IN WITNESS WHEREOF, the said Regions Bank, an Alabama Banking Corporation by Wade
Parker, it's Sr. Vice Pres., who is authorized to execute this conveyance, has hereto set
it's signature and seal this 28 day of June, 2012.

Regions Bank
an Alabama Banking Corporation

By: [Signature]
Its: Wade Parker
Sr. Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Wade Parker, whose name as Sr. Vice Pres. 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, 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 on this 28th day of June, 2012.

[Signature]
NOTARY PUBLIC

My Commission Expires: 5/29/12



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