

Grantor: BancorpSouth Bank 4680 Highway 280 East Birmingham, AL 35242 Grantee: Timothy M. Mann Christi D. Mann 118 Crest Drive Sterrett, AL 35147	Property Address: 118 Crest Drive Sterrett, AL 35147 Date of Sale: August 29, 2012 Total Purchase Price: \$219,500.00 Purchase Price Verification: See deed below
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20120904000332610 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/04/2012 01:22:57 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Richard W. Theibert, Attorney
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Shelby County, AL 09/04/2012
State of Alabama
Deed Tax: \$11.00

Send Tax Notice to:
Timothy M. Mann
Christi D. Mann

118 Crest Drive
Sterrett, AL 35147

STATE OF ALABAMA)
))
SHELBY COUNTY)

SPECIAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Nineteen Thousand Five Hundred and No/100, (\$219,500.00) Dollars, in hand paid by the grantees herein, the receipt whereof is acknowledged, BancorpSouth Bank, a banking corporation, (herein referred to as "GRANTOR"), does grant, bargain, sell and convey unto Timothy M. Mann and Christi D. Mann, (herein referred to as "GRANTEES"), as joint tenants with right of survivorship, the following described real estate situated in Shelby, Alabama, to-wit:

Lot 4, according to the Survey of Carden Crest, as recorded in Map Book 35, Page 64, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2012, not yet due and payable.
2. Subject to the outstanding statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America by virtue of a foreclosure sale held on

October 19, 2012. Said statutory right of redemption arises out of that certain foreclosure deed recorded in Instrument 20111019000311640 in the Office of the Judge of Probate of Shelby County, Alabama. Said rights to expire one (1) year from date of foreclosure, i.e. October 19, 2012.

3. Building line(s) as shown by recorded map.
4. Easement(s) as shown by recorded map.
5. Restrictions regarding Alabama Power Company, recorded in Instrument 20050203000056340 in the Probate Office of Shelby County, Alabama.
6. Declaration of Protective Covenants as recorded in Instrument 2005070800343630, in the Probate Office of Shelby County, Alabama.
7. Rights, if any, existing in timber deed dated 01/07/2002 in favor of Thornton & Associates recorded in Instrument 2002/3180, in the Probate Office of Shelby county, Alabama.

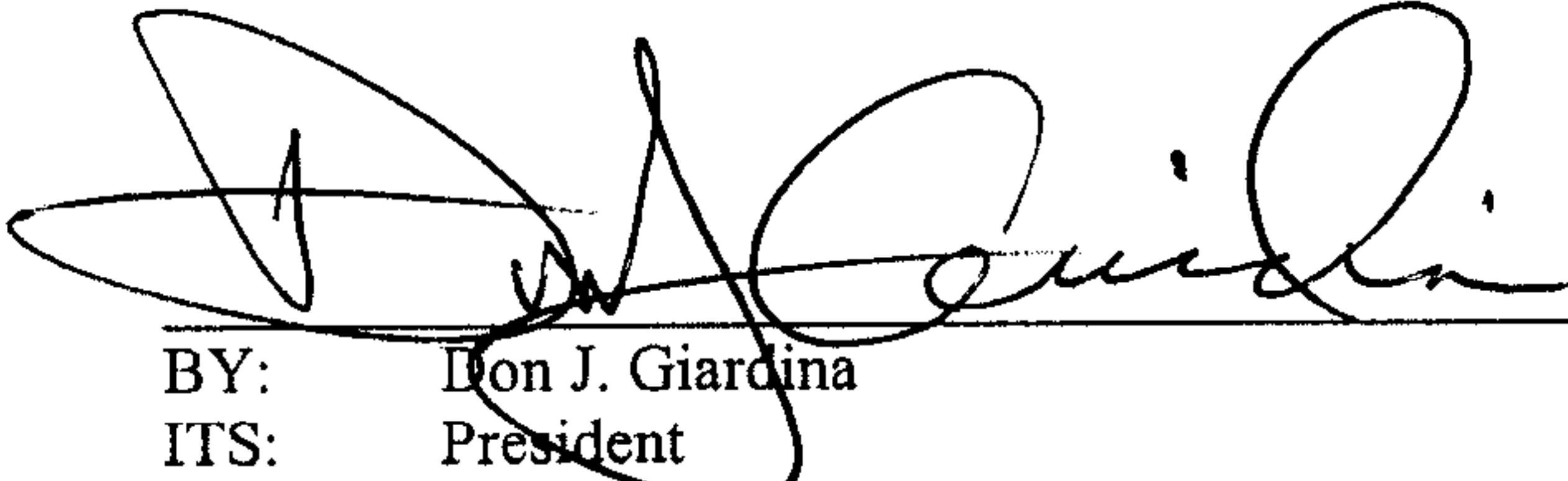
\$ 208,525.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

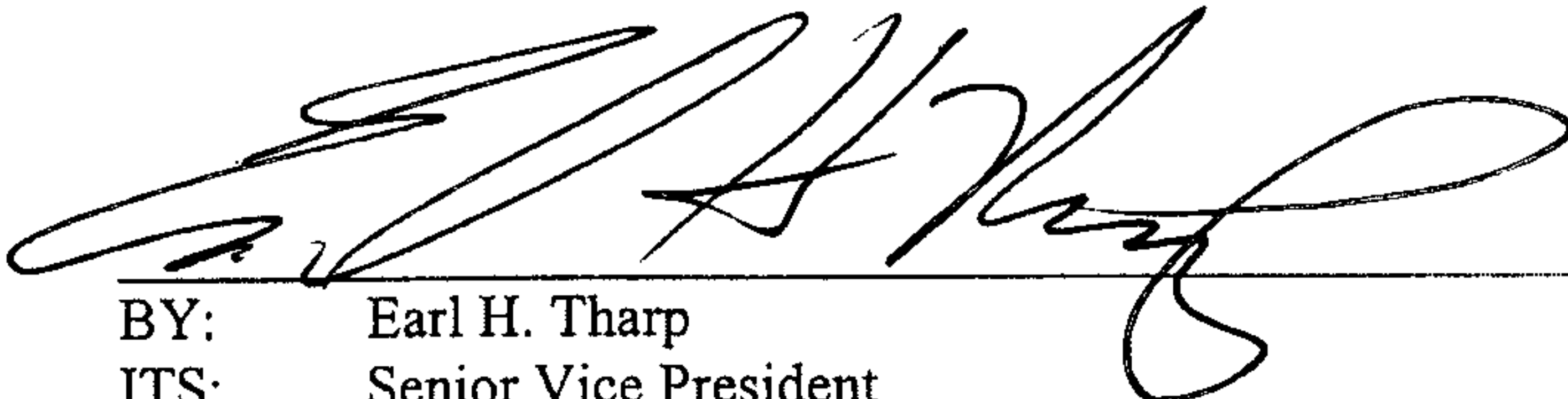
TO HAVE AND TO HOLD UNTO the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in 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.

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 or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, BancorpSouth Bank, a banking corporation, by Don J. Giardina whose name as President and Earl H. Tharp whose name as Senior Vice President, have hereto set their signatures and seals, this 29th day of August, 2012.

BancorpSouth Bank

 (SEAL)
BY: Don J. Giardina
ITS: President

 (SEAL)
BY: Earl H. Tharp
ITS: Senior Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)

CORPORATE ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in an for said County and State hereby certify that Don J. Giardina whose name as President and Earl H. Tharp whose name as Senior Vice President of BancorpSouth Bank, a banking corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of the said corporation.

Given under my hand and official seal this 29th day of August, 2012.

Cynthia McRae
Notary Public, NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My commission expires: MY COMMISSION EXPIRES: Oct 28, 2012

[notarial seal]

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