


Grantor: BancorpSouth Bank 4680 Highway 280 East Birmingham, AL 35242 Grantee: Sean Boczar <u>2017 King Charles Court</u> <u>Alabaster, AL 35007</u>	Property Address: 1121 & 1125 Long Branch Parkway Calera, AL 35040 Date of Sale: August 30, 2012 Total Purchase Price: \$11,000.00 Purchase Price Verification: See deed below
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THIS INSTRUMENT PREPARED BY:
Richard W. Theibert, Attorney
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203


20120911000344870 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/11/2012 03:44:29 PM FILED/CERT

Send Tax Notice to:
Sean Boczar

2017 King Charles Court
Alabaster, AL 35007

STATE OF ALABAMA)
)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eleven Thousand and No/100, (\$11,000.00) 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 Sean Boczar, (herein referred to as "GRANTEE"), the following described real estate situated in Shelby, Alabama, to-wit:

Lots 157 and 158, according to the Survey of Long Branch Estates Phase II, as recorded in Map Book 36, page 93 A & B, in the Probate Office of Shelby county, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2012, not yet due and payable.
2. Restrictions and Notes as shown by recorded map.
3. Building line(s) as shown by recorded map.
4. Easement(s) as shown by recorded map.

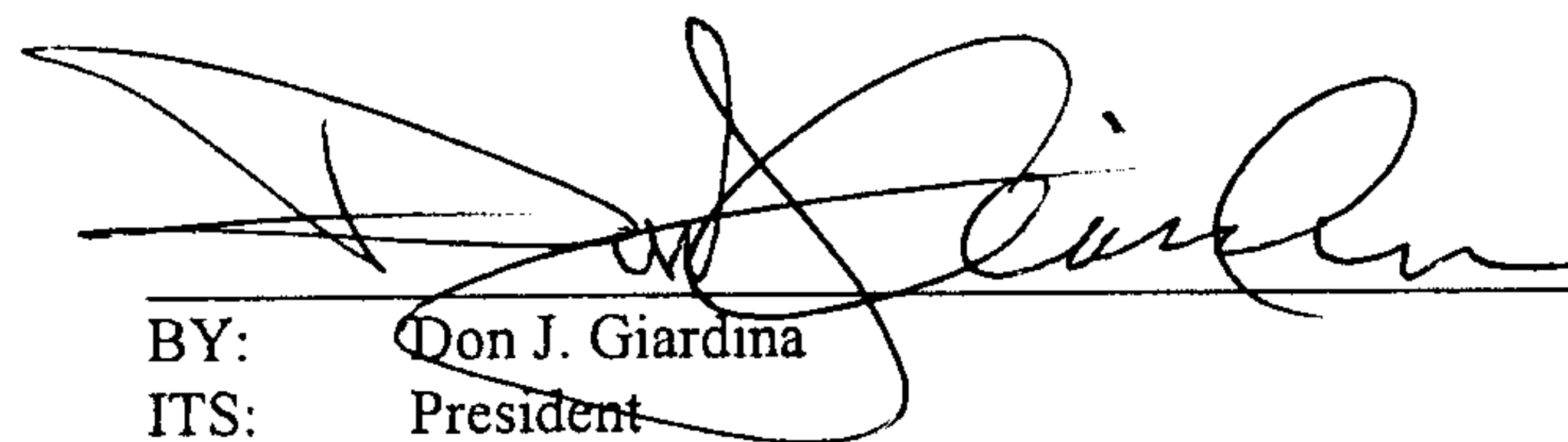
5. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
6. Restrictions appearing of record in Instrument 20040822000450550, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
7. Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Instrument 20050526000257590, in the Probate Office of Shelby County, Alabama.
8. Right of way granted to Alabama Power Company by instrument recorded in Instrument 20050801000387500, in the Probate Office of Shelby County, Alabama.
9. Restrictions appearing of record in Instrument 20061218000613530, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin..

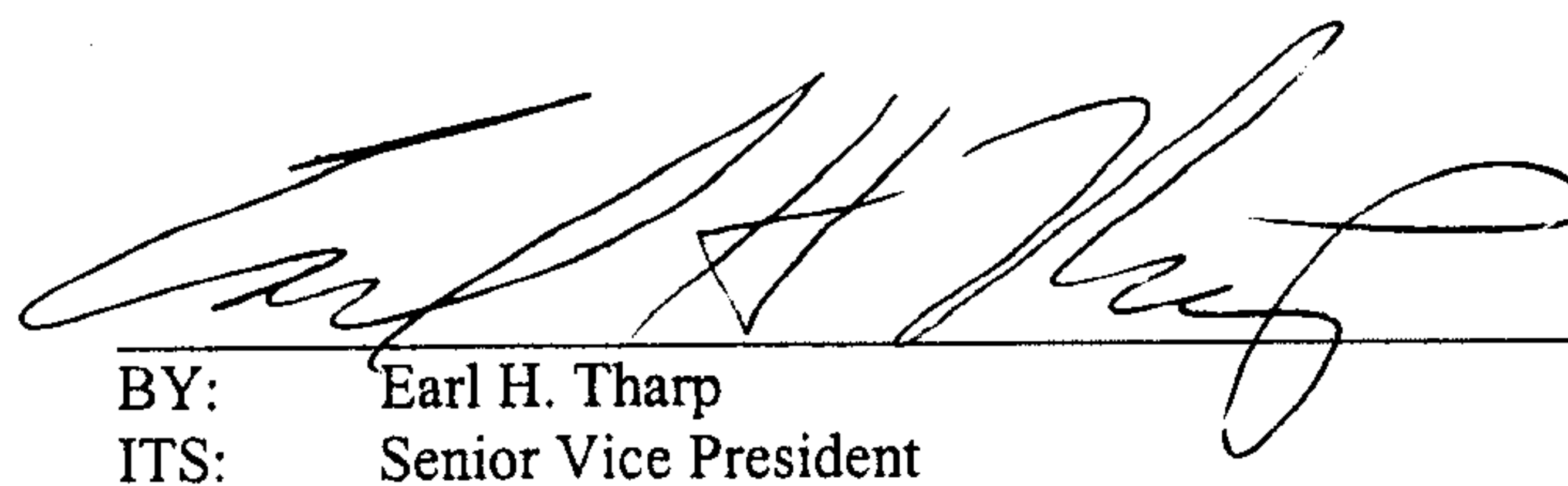
TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.


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 30th day of August, 2012.

BancorpSouth Bank

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

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


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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 30th day of August, 2012.



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

[notarial seal]


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