


Grantor: BancorpSouth Bank 4680 Highway 280 East Birmingham, AL 35242 Grantee: Hailie C. Poole Wayne M. Poole, Jr. <u>1058 Long Branch Pkwy</u> <u>Calera AL 35040</u>	Property Address: Lots 161, 165, 166 & 167 Long Branch, Phase 2 Calera, AL 35040 Date of Sale: October 31, 2012 Total Purchase Price: \$22,000.00 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


20121102000421820 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
11/02/2012 01:30:45 PM FILED/CERT

Send Tax Notice to:
Hailie C. Poole
Wayne M. Poole, Jr.

1058 Long Branch Pkwy
Calera AL, 35040

STATE OF ALABAMA)
)
SHELBY COUNTY)

**SPECIAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Two Thousand and No/100, (\$22,000.00) 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 Hailie C. Poole and spouse, Wayne M. Poole, Jr., (herein referred to as "GRANTEE"), as joint tenants with right of survivorship, the following described real estate situated in Shelby, Alabama, to-wit:

Lots 161, 165, 166 and 167, according to Long Branch Estates Phase II, Final Plat, as recorded in Map Book 36, Page 93A & 93B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2013, not yet due and payable.
2. Restrictions 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. Declaration of Protective Covenants for Long Branch appearing of record in Instrument 20041222000697420, and First Supplement to the Declaration of Covenants as recorded 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.
7. Right of way to Bellsouth Telecommunication Inc., as recorded in Instrument 20050526000257590, in the Probate Office of Shelby County, Alabama.
8. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company by instrument recorded in Instrument 20050801000387500, Instrument 20050801000387430, Instrument 20060201000052790, in the Probate Office of Shelby County, Alabama.
9. Covenants regarding onsite sewer disposal appearing of record in Instrument 2000119000028960, in the Probate Office of Shelby county, Alabama.
10. Mining and mining rights and rights incident thereto recorded in Instrument 1997-9552, Instrument 2000-4450, and Instrument 2001-27341 in the Probate Office of Shelby County, Alabama.
11. Reservations and easement reserved in that certain deed executed by and between Timberlake Development, LLC and Long Branch, LLC, dated January 25, 2005 and recorded in Instrument 2005020400057100 in the Probate Office of Shelby County, Alabama.
12. Easement to Alabama Power Company recorded in Instrument 20050801000385430, Instrument 20050801000387500, and Instrument 2006020100052790 in the Probate Office of Shelby County, Alabama.
13. Restrictions appearing of record in Instrument 20040811000450550, 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.

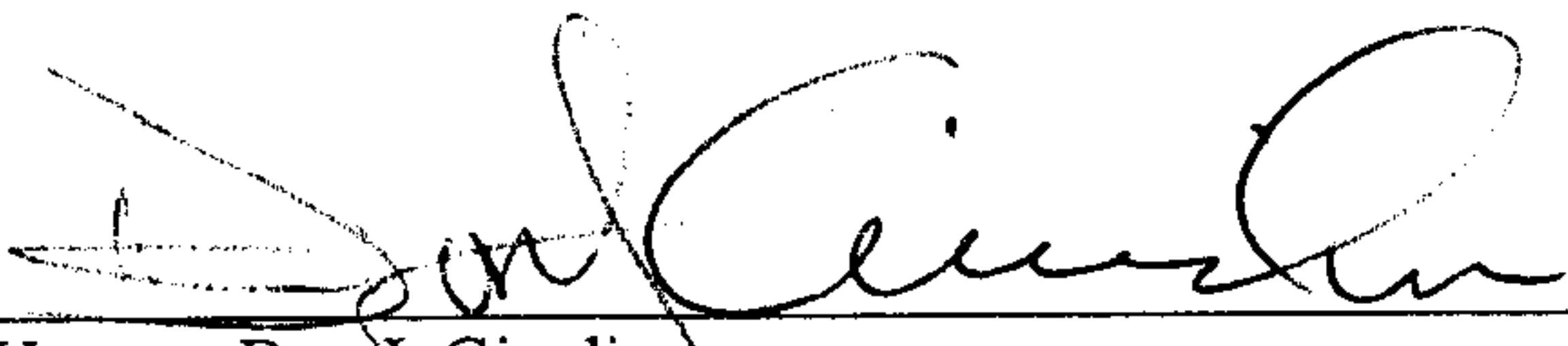
\$18,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.


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 Janet Brock whose name as Senior Vice President, have hereto set their signatures and seals, this 31st day of October, 2012.

BancorpSouth Bank

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

 (SEAL)
BY: Janet Brock
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 Janet Brock 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 31st day of October, 2012.



Greta Fuller Gubshall
Notary Public
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 8, 2014



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