

Prepared by:  
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1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:  
Robert S. Bell, IV, and Rachel Bell  
269 Forest Parkway  
Alabaster, AL 35007

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**STATUTORY WARRANTY DEED  
JOINT WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED NINETY-ONE THOUSAND AND NO/100 DOLLARS (\$191,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **REGIONS BANK**, an Alabama corporation, by **STEVEN PURSER**, Vice President (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **ROBERT S. BELL, IV, and RACHEL BELL** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 91, according to the Survey of Park Forest Sector 7, Phase 1, as recorded in Map Book 19, page 33, in the Probate Office of Shelby County, Alabama.

\$ 184,625.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

Subject to all outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 03/27/2012 and recorded in Instrument 20120402000111730, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

Grantor makes no representation or warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor.

And Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the 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. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 30<sup>th</sup> day of January, 2013.

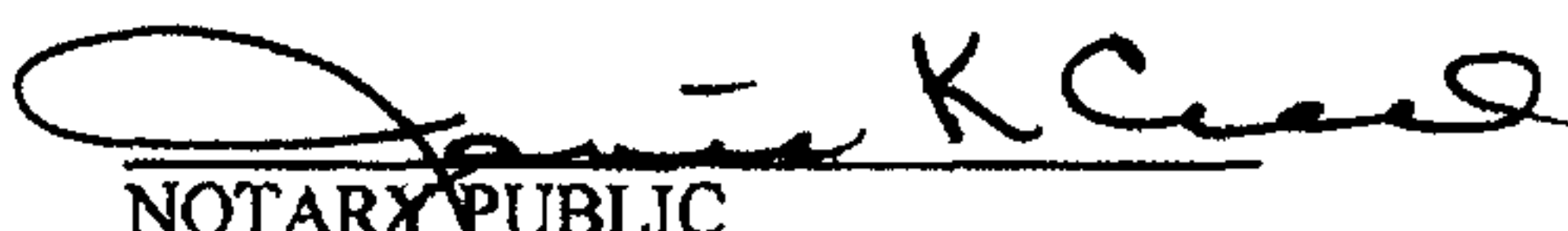
  
**REGIONS BANK**  
By **STEVEN PURSER**, Vice President

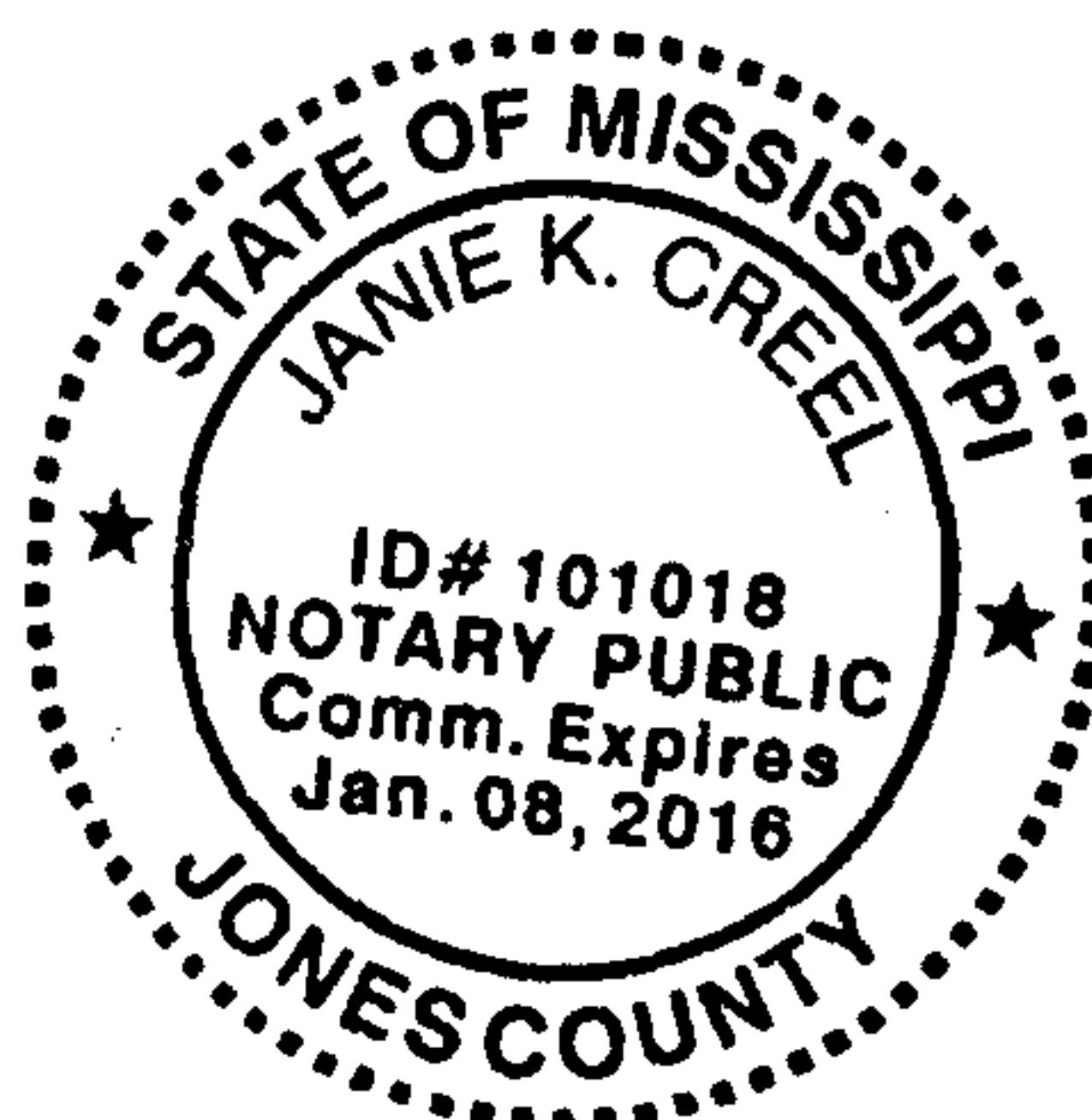
Shelby County, AL 02/05/2013  
State of Alabama  
Deed Tax: \$6.50

STATE OF MISSISSIPPI )  
COUNTY OF FORREST )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **STEVEN PURSER**, Vice President of **REGIONS BANK**, whose name 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 instrument, (s)he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30<sup>th</sup> day of January, 2013.

  
NOTARY PUBLIC  
My commission expires: 1-8-16





# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name REGIONS BANK  
Mailing Address 215 FOREST ST  
HATTIESBURG, MS  
39401

Grantee's Name ROBERT & RACHEL BELL  
Mailing Address 269 FOREST PARKWAY  
ALABASTER, AL  
35007

Property Address 269 FOREST PKWY  
ALABASTER, AL  
35007

Date of Sale 1/31/13  
Total Purchase Price \$ \$191,000-  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/1/13

Print Malcolm S. McLeod

Unattested

[Signature]  
(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires  
3/8/14

Form RT-1

20130205000050120 2/2 \$21.50  
Shelby Cnty Judge of Probate, AL  
02/05/2013 12:41:43 PM FILED/CERT