


This instrument was prepared by:

Kay K. Bains, Esq.  
Bradley Arant Boult Cummings LLP  
1819 Fifth Avenue North  
Birmingham, Alabama 35203

When Recorded Mail to and Send Tax Notice to:

BMB&R Investments, LLC  
7939 Kimbrell Cutoff Road  
McCalla, Alabama 35111

  
20130222000075820 1/5 \$54.50  
Shelby Cnty Judge of Probate, AL  
02/22/2013 02:16:42 PM FILED/CERT

STATE OF ALABAMA                     )  
   :  
SHELBY COUNTY                     )

### STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by **BMB&R INVESTMENTS, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem property taxes for the 2013 tax year and all subsequent years.
2. All rights of redemption.
3. All easements, restrictions, reservations, encumbrances and other matters appearing of record.
4. Zoning and building laws, rules, regulations and ordinances.

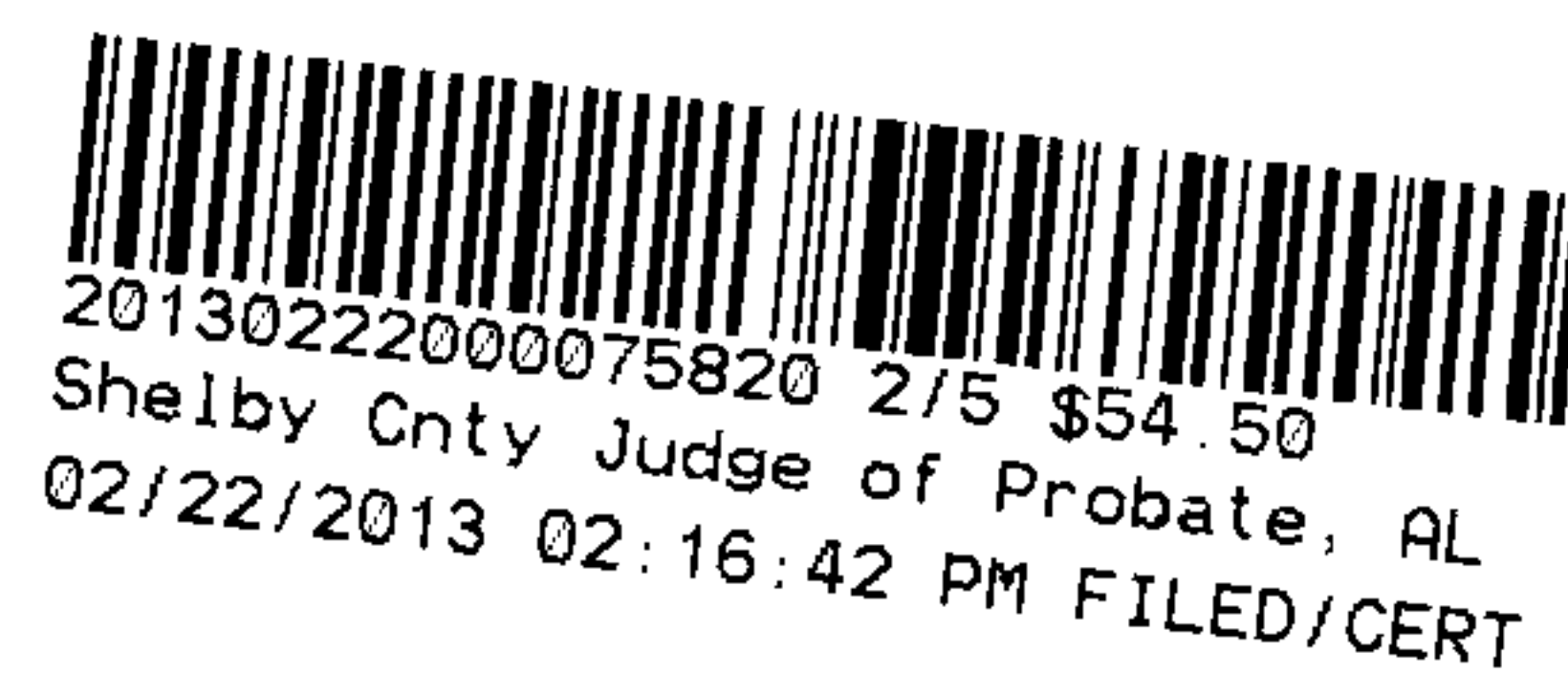
Shelby County, AL 02/22/2013  
State of Alabama  
Deed Tax: \$30.50

5. Matters that would be disclosed by an accurate survey of the Property.
6. That certain Mortgage dated November 22, 2000, by M.B.F.A. Investments, LLC to Grantor, as recorded as File No. 2000-44976, in the Office of the Judge of Probate of Shelby County, Alabama.
7. That certain Mortgage dated July 8, 2003, by M.B.F.A. Investments, LLC to Grantor, as recorded as Instrument No. 20030711000440150, in the Office of the Judge of Probate of Shelby County, Alabama, as corrected by that certain Affidavit Evidencing Scrivener's Error dated June 19, 2012, as recorded as Instrument No. 20120626000224890, in the Office of the Judge of Probate of Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto Grantee and its successors and assigns in fee simple forever.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

*[Remainder of Page Intentionally Blank]*



25 IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this day of January, 2013.

REGIONS BANK, an Alabama banking corporation

By: Wade Parker  
Name: Wade Parker  
Its: Senior Vice President

STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Wade Parker, whose name as Senior Vice President 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and official seal of office this 25<sup>th</sup> day of January, 2013.

D. Louise Pruitt  
Notary Public **D. LOUISE PRUITT**

[NOTARIAL SEAL]

My commission expires \_\_\_\_\_

MY COMMISSION EXPIRES AUGUST 3, 2016

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Exhibit A

Property

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 3 West and being more particularly described as follows:

Commence at the SW corner of the NW 1/4 of SE 1/4 Section 12, Township 20 South, Range 3 West Old Iron Pipe; thence North 89 degrees 53 minutes 05 seconds East a distance of 40.02 feet to the Point of Beginning; thence North 0 degrees 06 minutes 55 seconds East a distance of 20.00 feet; thence North 89 degrees 53 minutes 05 seconds West a distance of 40.02 feet; thence North 89 degrees 56 minutes 47 seconds West a distance of 189.47 feet; thence North 83 degrees 42 minutes 51 seconds West a distance of 63.40 feet to Easterly right of way of U.S. Highway 31 (100 foot right of way); thence North 25 degrees 49 minutes 04 seconds East and along said right of way a distance of 259.26 feet; thence leaving said right of way on a bearing of South 64 degrees 10 minutes 56 seconds East a distance of 600 feet; thence North 89 degrees 53 minutes 05 seconds West a distance of 360.55 feet to the Point of Beginning; being situated in Shelby County.



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# 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 Attention: Wade Parker  
1900 North 5th Ave., 9th Floor  
Birmingham, AL 35203

Grantee's Name BMB&R Investments, LLC  
Mailing Address Attention: Bryan Allen Coyne  
7939 Kimbrell Cutoff Road  
McCalla, AL 35111

Property Address 2841 Highway 31 South  
Pelham, AL 35124

Date of Sale January 25, 2013  
Total Purchase Price \$ 426,000.00  
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

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

Print Wade Parker

Unattested

Sign Wade Parker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

