

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of Three hundred twenty thousand and no/100 Dollars (\$320,000.00) being the agreed to contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **METRO BANK** (GRANTOR) whose address is 800 Martin Street South, Pell City, AL 35128 does grant, bargain, sell and convey unto **GARRY ARD, (GRANTEE)** whose address is **3164 Overhill Road, Birmingham, AL 35223** the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

**That part of the Southeast Quarter of the Southeast Quarter (SE ¼ of SE ¼) lying East and South of Kelly Creek being in Section 10, Township 18 South, Range 2 East, Shelby County, Alabama.**

**ALSO: That part of the Southwest Quarter of the Southwest Quarter (SW ¼ of SW ¼) and that part of the North one-half of the Southwest quarter (N1/2 of SW ¼) and four (4) acres along the North boundary of the Southeast Quarter of the Southwest Quarter (SE ¼ of SW ¼) all lying South and East of Kelly Creek and West of Simmons Mill Road. Also known as County Road 57, being in Section 11, Township 18 South, Range 2 East, Shelby County, Alabama.**

**ALSO: An easement for the purpose of ingress and egress. Said easement being described as follows: That portion of a public road designated as Shelby County Highway 57 commencing at the intersection of the said Shelby County Highway 57 and Kelly Creek in Section 11, Township 18 South, Range 2 East and continuing South along the said Shelby County Highway 57 in Section 11, Township 18 South, Range 2 East until it intersects with the North boundary line of that certain non-exclusive private road easement granted to Thomas Matthew Zopfi, III and Marianne A. Zopfi by Kimberly-Clark Corporation and more particularly described in Inst. No. 1992-27937, in the Probate Office of Shelby County, Alabama, Situated in Shelby County, Alabama.**

**THE PROPERTY IS CONVEYED IN "AS IS" CONDITION, AND GRANTOR HAS AUTHORIZED NO WORK ON THE PROPERTY SINCE OBTAINING TITLE.**

**SUBJECT TO:**

Ad valorem taxes due October 1, 2013 and thereafter.

**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 to METRO BANK, dated March 14, 2013, and recorded on March 15, 2013, in INST# 20130315000109360.**

**TO HAVE AND TO HOLD** unto the said GRANTEE, his heirs, successors and assigns forever.

**IN WITNESS WHEREOF**, the said GRANTOR has caused this conveyance to be executed this the 22nd day of March, 2013.

**METRO BANK**



**NORMAN TRUITT  
VICE PRESIDENT**

20130325000123940 1/2 \$335.00  
Shelby Cnty Judge of Probate, AL  
03/25/2013 03:09:14 PM FILED/CERT

Shelby County, AL 03/25/2013  
State of Alabama  
Deed Tax: \$320.00

STATE OF ALABAMA  
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that NORMAN TRUITT whose name as Vice President of **METRO BANK** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer and with full authority executed the same voluntarily for and

as the act of METRO BANK on the day the same bears date.


Given under my hand and official seal this 22<sup>ND</sup> day of March, 2013.

  
Notary Public  
Commission Expires 11/09/14

THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PKWY, #338  
BIRMINGHAM, ALABAMA 35209  
205-879-3400

SEND TAX NOTICE TO:  
GARY ARD  
3164 Overhill Road  
Birmingham, AL 35223  
#58-05-2-10-0-000-001-001  
#58-05-1-11-0-000-001-002



  
20130325000123940 2/2 \$335.00  
Shelby Cnty Judge of Probate, AL  
03/25/2013 03:09:14 PM FILED/CERT