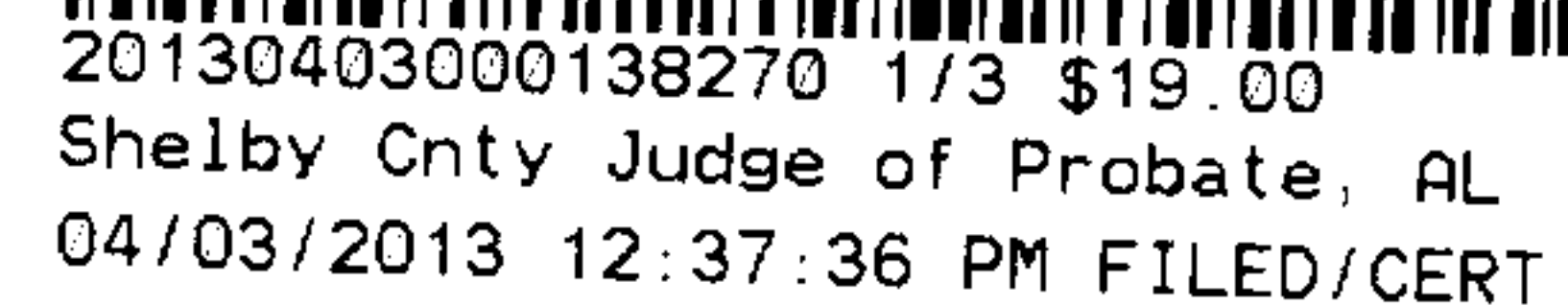


SEND TAX NOTICE TO:
Jennifer A. Grathouse
319 7th Street NW
Alabaster, AL 35007



STATE OF ALABAMA)
)
SHELBY COUNTY)

Lot 2, according to the Resurvey of Blocks 5 and 12 of Alabaster Gardens, as recorded in Map Book 9, Page 51, in the Probate Office of Shelby County, Alabama.

\$108,007.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

\$3,300.00 of the consideration recited herein is from the proceeds of a second mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2013 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.


AND THE GRANTOR, DOES HEREBY CONVENANT 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.

TO HAVE AND TO HOLD, to the said **GRANTEE**, his heirs, personal representatives, transferees and assigns, forever, provided however, that **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, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this 27th day of March, 2013.


Regions Bank d/b/a Regions Mortgage, an Alabama Banking Corporation


By: Steven Purser
Its: Vice President

STATE OF Mississippi)
Forrest COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Purser as Vice President of Regions Bank d/b/a Regions Mortgage, 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 conveyance, he executed the same voluntarily as the act of said company, on the day the same bears date.

Given under my hand and official seal on 27th day of March, 2013.


Notary Public
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 d/b/a Regions
Mortgage

Grantee's Name Jennifer A. Grathouse

Mailing Address 319 7th Street NW
Alabaster, AL 35007

Mailing Address 560 County Road 724
Calera, AL 35040

Property Address 319 7th Street NW
Alabaster, AL 35007

Date of Sale March 28, 2013

Total Purchase Price \$110,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other: _____

☒ Closing Statement

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 - Regions Bank d/b/a Regions Mortgage, 319 7th Street NW, Alabaster, AL 35007.

Grantee's name and mailing address - Jennifer A. Grathouse, 560 County Road 724, Calera, AL 35040.

Property address - 319 7th Street NW, Alabaster, AL 35007

Date of Sale - March 28, 2013.

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: March 28, 2013

Sign

Agent



20130403000138270 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/03/2013 12:37:36 PM FILED/CERT