



20130821000341450 1/2 \$500.50  
Shelby Cnty Judge of Probate, AL  
08/21/2013 01:25:16 PM FILED/CERT

This document was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243

Send Tax notice to:

Sheila Benson  
1079 Legacy Drive  
Birmingham, AL 35242

## STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **NINE HUNDRED THOUSAND ONE HUNDRED DOLLARS AND Zero Cents** (\$900,100.00) Dollars, the amount which can be verified in the Sales Contract between parties hereto, to the undersigned Grantor, Regions Bank, an Alabama Banking Corporation, whose mailing address is 215 Forrest Street, Hattiesburg, MS 39401 represented by Shawn Purser, it's Vice President and with full authority, in hand paid by Sheila D. Benson and J. Don Williams, the grantee(s) herein, the receipt of which is hereby acknowledged, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sheila D. Benson and J. Don Williams, whose mailing address is 1079 Legacy Drive, B'ham AL 35242 (herein referred to as grantee, as joint tenants with right of survivorship, whether one or more), the following described real estate, situated in SHELBY County, Alabama, the address of which is 1079 Legacy Drive, Birmingham, AL 35242; to-wit:

**Lot 123, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, Page 79 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.**

NOTE: \$417,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to all rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed filed in Instrument No. 20130404000140560, in the Probate Office of Shelby County, Alabama.


Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

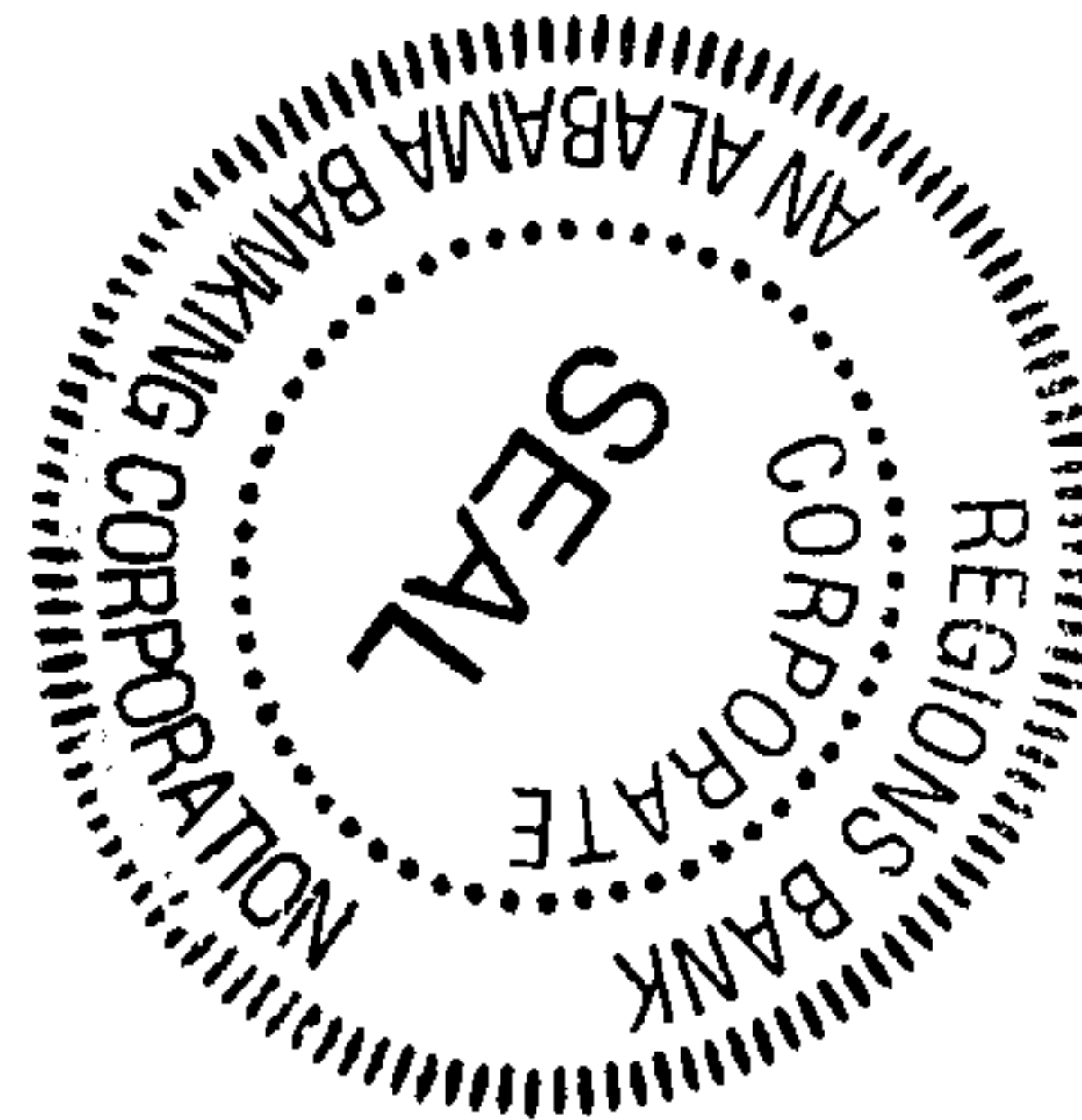
AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Shelby County, AL 08/21/2013  
State of Alabama  
Deed Tax: \$483.50

GRANTOR make 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 Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his/her/their own judgment.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of August, 2013.

  
REGIONS BANK  
By: Steven Purser  
Its: Vice President



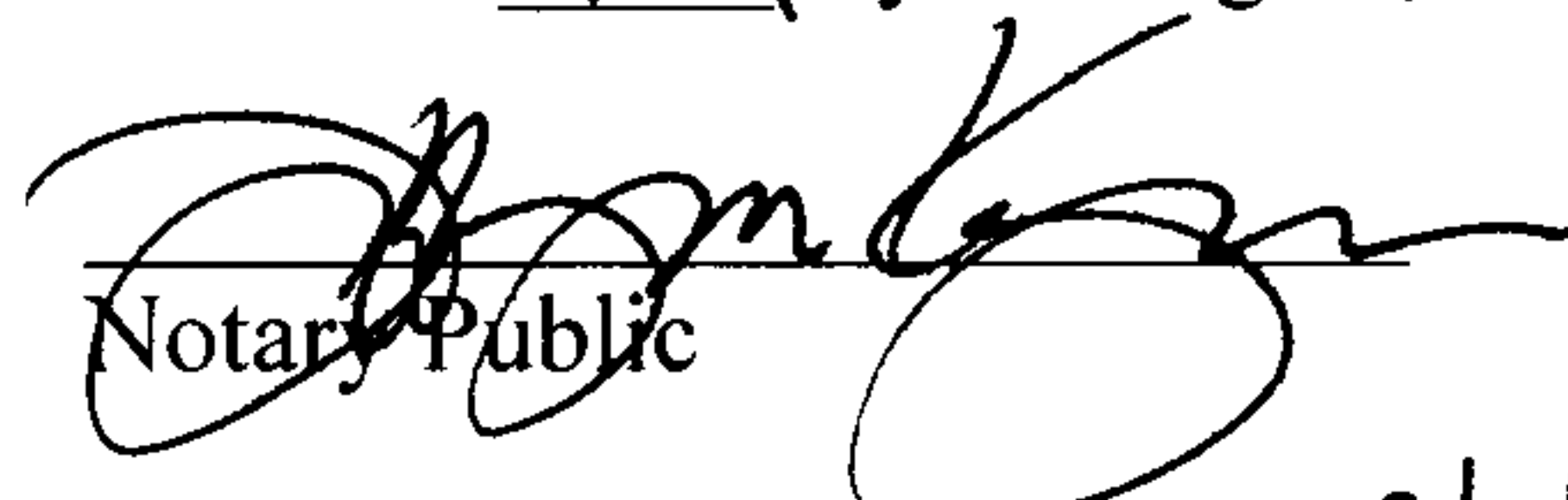
STATE OF MS

COUNTY OF Forrest


I, Jeffery M. Keysear, a notary for said County and in said State, hereby certify that Steven Purser whose name as V. P. of Regions Bank, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 14th day of August, 2013.



  
Notary Public

My Commission expires: 2/4/17

  
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