

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Two Hundred Thirteen Thousand Nine Hundred Fifty Nine and Eighty Six Cents(\$213,959.86), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt whereof is acknowledged, Regions Bank, whose address is 215 Forrest Street Hattiesburg, MS 39401 (herein referred to as Grantor), does by these presents, grant, bargain, sell, and convey unto Steven D. Jordan, whose address is 2020 Heritage Lakes Crest Columbiana, AL 35051 (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

LOT 56, ACCORDING TO THE SURVEY OF SOUTHLAKE COVE, SECTION 20, AS RECORDED IN MAP BOOK 12, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS (for informational purposes only): 1040 Southlake Cove Birmingham, AL 35244-3282

This conveyance is made subject to any and all easements, restrictions and reservations of record covering the above described property. Conveyance is subject to real estate taxes, paid or unpaid, for tax year 2013 and any prior year, paid or unpaid, for which Grantee shall be responsible in total.

TO HAVE AND TO HOLD, unto the said Grantee, its successors and assigns forever.

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.

IN WITNESS WHEREOF, the said Grantor by its below signed officer, who is authorized to execute this conveyance, has executed this deed this the day of November 2013.

Shelby County, AL 01/02/2014
State of Alabama
Deed Tax:\$214.00

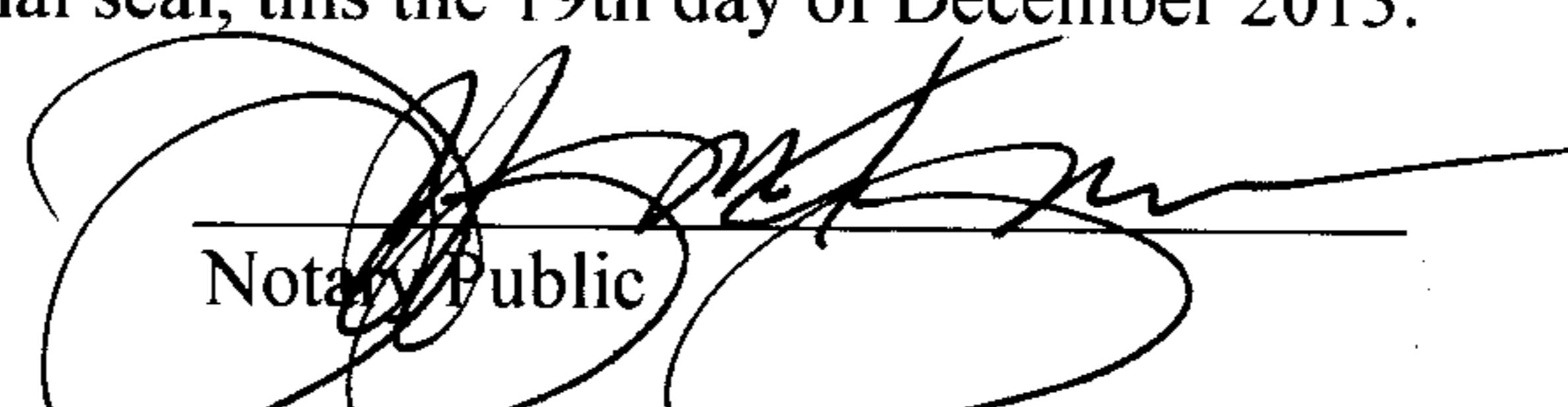
Regions Bank

BY: 
Its Steven Purser, 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, whose name as Vice President of Regions 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 19th day of December 2013.



Notary Public

This Instrument Prepared By:
Regions Bank
215 Forrest St
Hattiesburg, MS 39401


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Shelby Cnty Judge of Probate, AL
01/02/2014 01:38:47 PM FILED/CERT