

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:

STATUTORY WARRANTY DEED

STATE OF ALABAMA

20141027000338700

10/27/2014 12:42:21 PM

COUNTY OF SHELBY

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **EIGHTY-SEVEN THOUSAND DOLLARS AND Zero Cents (\$87,000.00)** Dollars, the amount which can be verified in the Sales Contract between parties hereto, to the undersigned Grantor, Regions Bank, an Alabama Banking Corporation, successor by merger of AmSouth Bank whose mailing address is 215 Forrest Street, Hattiesburg, MS 39401 represented by Shannon Stuart, it's Vice President and with full authority, in hand paid **G. TRAVIS OWENS AND TARYN B. OWENS** 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 **G. TRAVIS OWENS AND TARYN B. OWENS**, whose mailing address is 1317 Joinertown Rd Columbiana AL 35051 (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 20059 River Drive, Shelby AL 35143 ; to-wit:

A parcel of land situated in Shelby County, Alabama, more particularly described as follows:

Begin at the point where the West boundary of Section 17, Township 22 South, Range 2 East, intersects the North Boundary of Coosa River; thence run Northerly on a bearing of N0°55'55"E along the West boundary of said Section 17, a distance of 419.0 feet; thence S50°24'26"E a distance of 161.72 feet; thence S15°04'31"W a distance of 137.93 feet; thence S27°12'51"E a distance of 131.75 feet more or less, to the Northerly high water line of Coosa River; thence Southwesterly along said Northerly high water line to the Point of Beginning.

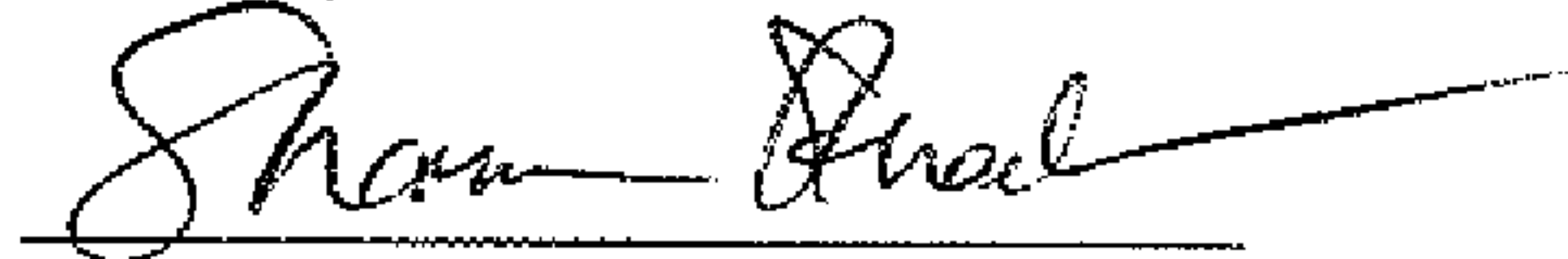
Subject to all rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed filed in Instrument #20140718000219100 , in the Probate Office of Shelby County, Alabama.

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.

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 17th day of October, 2014.



REGIONS BANK

By: Shannon Stuart

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 Shannon Stuart whose name as Vice President 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 17th day of October, 2014.


Notary Public

My Commission expires: 2/4/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/27/2014 12:42:21 PM
\$104.00 CHERRY
20141027000338700



