

This document was prepared by:
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3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243

Send Tax notice to:
Vicki Lackey
P.O. Box 644
Montevallo, AL 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWENTY FIVE THOUSAND DOLLARS AND Zero Cents** (\$25,000.00) 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 Steven Purser, it's Vice President and with full authority, in hand paid **Vicki Lackey** 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 **Vicki Lackey**, whose mailing address is P.O. Box 644 Montevallo, AL 35115 (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 191 Pea Ridge Drive, Montevallo, Alabama, 35115; to-wit:

Begin at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 22 South, Range 4 West, thence North along the West line of said Quarter-Quarter Section 193.69 feet; thence right 89 degrees 2 minutes 30 seconds East 550.60 feet; thence right 91 degrees 01 minutes 30 seconds South 347.99 feet; thence turn right and run West 555.32 feet to a point on the West line of said Quarter-Quarter at a point 140 feet South of the point of beginning; thence North along the West line 140 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to all rights of redemption in favor of all persons entitled to redeem the property from that certain foreclosure sale evidenced by Foreclosure Deed executed by Michael James Davis and Jackie Davis to Regions Bank dated March 5, 2014 and filed March 6, 2014 in Instrument No. 20140306000061910.

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.

Note: Ø of the purchase price is being paid for by the proceeds of a first mortgage executed and recorded simultaneously herewith.

This deed shall be made effective on 12-23-14

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of December, 2014.

[Signature]
REGIONS BANK
By: Steven Purser
Its: Vice President



STATE OF Mississippi
COUNTY OF Forrest

I, _____, a notary for said County and in said State, hereby certify that Steven Purser 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 19 day of December, 2014.



Nancy J. Harrington
Notary Public

My Commission expires: 6-16-18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/02/2015 10:12:24 AM
\$42.00 JESSICA
20150102000000450

[Signature]