

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:

Hoyt H. Hamer, Jr. & Connie L. Hamer  
6011 Highway 22  
Montevallo, AL 35115

### STATUTORY WARRANTY DEED

STATE OF ALABAMA

20150316000079980

03/16/2015 08:16:02 AM

DEEDS 1/2

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIX HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (\$615,000.00)** 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 Parser, it's Vice President and with full authority, in hand paid **Hoyt H. Hamer, Jr. and Connie L. Hamer** 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 **Hoyt H. Hamer, Jr. and Connie L. Hamer**, whose mailing address is 6011 Hwy 22, 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 6011 Highway 22, Montevallo, Alabama, 35115; to-wit:

**Lot 1, according to the Map and Survey of Meeks Subdivision, as recorded in Map Book 37, page 111, in the Probate Office of Shelby County, Alabama.**

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

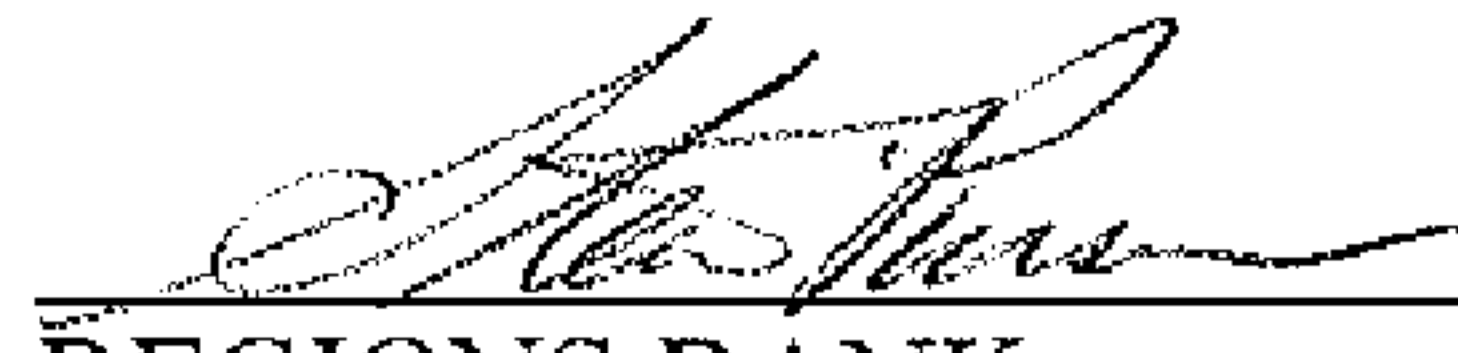
AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, 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.

20150316000079980 03/16/2015 08:16:02 AM DEEDS 2/2  
Note: \$0.00 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 February 20, 2015

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20<sup>th</sup> day of  
February, 2015.

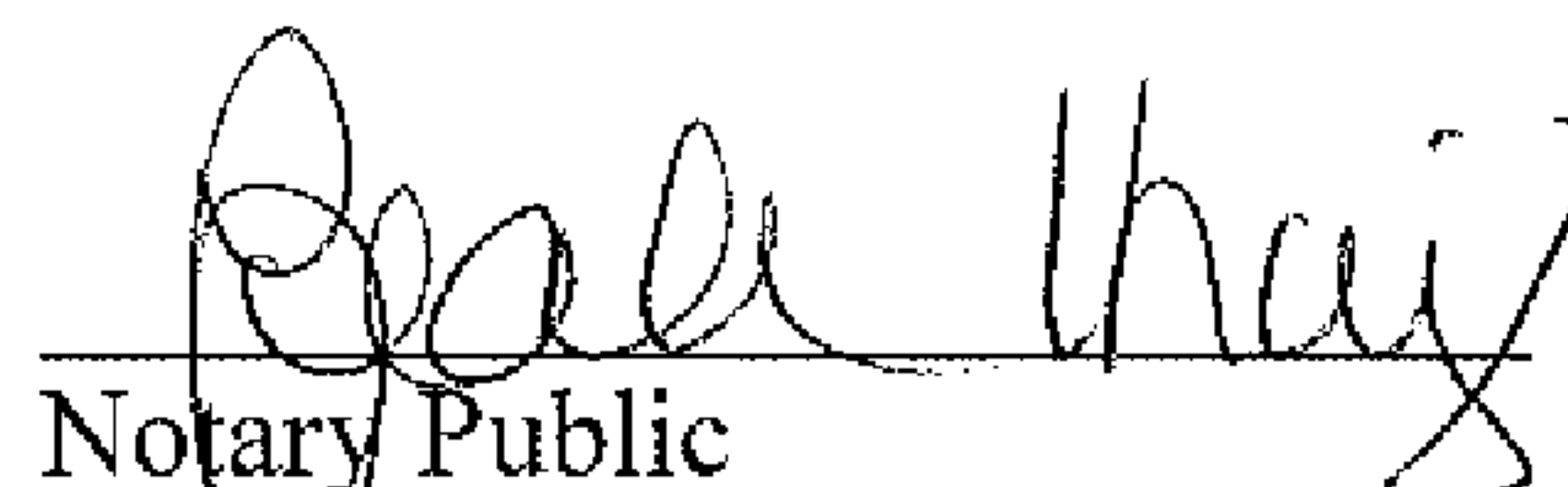
  
REGIONS BANK  
By: Steven Purser  
Its: Vice President

STATE OF Mississippi

COUNTY OF Forrest

I, Leah King, 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 20<sup>th</sup> day of February,  
2015.

  
Notary Public

My Commission expires: 6-13-17



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/16/2015 08:16:02 AM  
\$632.00 CHERRY  
20150316000079980

