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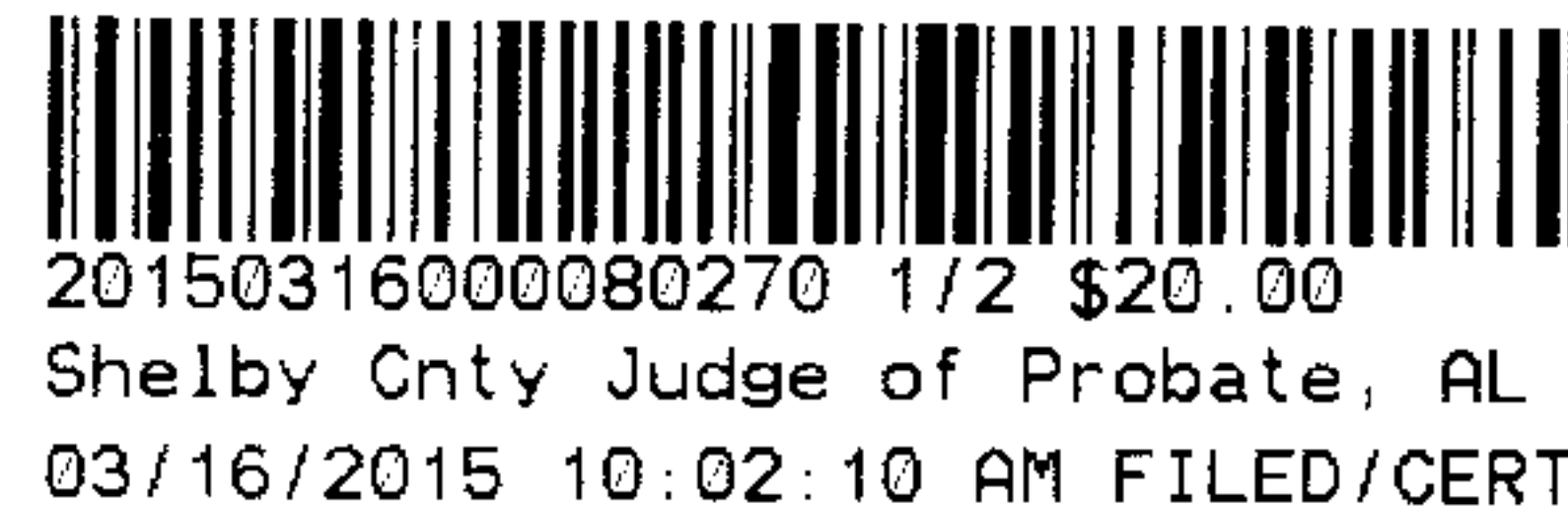
Send Tax notice to:

Tanya & William Kines
3369 Hwy 77
Columbiana, AL 35057

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE THOUSAND DOLLARS AND Zero Cents (\$3,000.00)** 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 William B. Beard, it's Vice President and with full authority, in hand paid **Tanya Kines and William C. Kines** 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 **Tanya Kines and William C. Kines**, whose mailing address is 3369 Hwy 77 Columbiana AL 35057 (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; to-wit:

Lot 2B, according to A Resubdivision of Lot 2 Seven Oaks, as recorded in Map Book 44, Page 117, 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.

Note: — 0 — 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 3/13/2015

Shelby County, AL 03/16/2015
State of Alabama
Deed Tax: \$3.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of March, 2015.

William D. Beggs
REGIONS BANK
By: William D. Beggs
Its: Vice President

STATE OF Alabama
COUNTY OF Tefferson

I, William D. Beggs, a notary for said County and in said State, hereby certify that William D. Beggs 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 12 day of March, 2014.

Anthony K. Bartlett
Notary Public

My Commission expires: MY COMMISSION EXPIRES MARCH 29, 2016