

**THIS INSTRUMENT PREPARED BY:**

The Law Office of Jack R. Thompson, Jr., LLC  
Jack R. Thompson, Jr.  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243

**SEND TAX NOTICE TO:**

The McBrayer Agency, LLC  
c/o David McBrayer  
1224 Graylynn Drive  
Vestavia Hills, AL 35216

**STATUTORY WARRANTY DEED    20150528000174820  
05/28/2015 08:47:02 AM  
DEEDS 1/2**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS,**

**SHELBY COUNTY**

**THAT FOR AND IN CONSIDERATION OF NINETY FIVE THOUSAND NO/00 Dollars (\$95,000.00)**, the amount of which can be verified by the tax assessor's market value, and other good and valuable consideration in hand paid to **Regions Bank, an Alabama banking corporation** (the "Grantor", whether one or more), whose mailing address is 1900 5<sup>th</sup> Avenue North, Birmingham, AL 35203 by **The McBrayer Agency, LLC**, (the "Grantee", whether one or more), whose mailing address is 1224 Graylynn Drive, Vestavia Hills, AL 35216, the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the following described real estate situated in Shelby County, Alabama, the address of which is **122 1<sup>st</sup> Street South, Alabaster, AL 35007** (the "Property"), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining:

**Commencing at the NE corner of Section 2, Township 21 South, Range 3 West, and run thence West 894 feet to East boundary line of the right of way of the Louisville and Nashville Railroad Company's North bound tract; thence S04°45'W along said right of way line 204 feet to the Point of Beginning; thence S04°45'W a distance of 50 feet; thence S84°15'E 107 feet to the West boundary of the Birmingham-Montgomery Highway; thence in a Northerly direction along the West boundary of said Highway 50 feet; thence West 107 feet to the Point of Beginning of said property; being situated in the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama.**

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

**Note:** \$76,000.00 of the purchase price is being paid by a mortgage loan closed and recorded simultaneously herewith.

**AND THE GRANTOR, DOES HEREBY CONVEY** with the Grantee(s), 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 of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee(s) 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.

**TO HAVE AND TO HOLD** Unto the said grantee(s), his/her/their heirs and assigns, forever.

**IN WITNESS WHEREOF**, Regions Bank, an Alabama banking corporation, by its duly authorized officer, Vice President, who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 21<sup>st</sup> day of May, 2015.

**REGIONS BANK, an Alabama  
Banking Corporation**

By: Debbie Upchurch  
Debbie Upchurch  
Its: Vice President

STATE OF Alabama  
COUNTY OF Talladega

I, the undersigned authority, a Notary Public for said jurisdiction, hereby certify that Debbie Upchurch, whose name as Vice President of **Regions Bank, an Alabama banking corporation**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and official seal, this the 21 day of May, 2015.

(SEAL)



[Signature]  
**Notary Public**  
My Commission Expires 10/20/18



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/28/2015 08:47:02 AM  
\$36.00 CHERRY  
20150528000174820

[Signature]