

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:
Ryan Nance & Katelynn Pearson
323 12th St SW
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED TEN THOUSAND DOLLARS AND Zero Cents** (\$110,000.00) 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 **RYAN K. NANCE AND KATELYNN E. PEARSON** 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 **RYAN K. NANCE AND KATELYNN E. PEARSON**, whose mailing address is 323 12th St SW Alabaster, AL 35007 (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 323 12TH STREET, ALABASTER, ALABAMA 35007; to-wit:

LOT 4, BLOCK 2, ACCORDING TO THE SURVEY OF ALABASTER HIGHLANDS SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 43, IN THE PROBATE OFFICE OF 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 from Jonathan A. Morris and Kara N. Morris to Regions Bank d/b/a Regions Mortgage, dated November 12, 2014, recorded in Instrument No. 20141124000370010, in the Probate Office of Jefferson 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.

\$112,365.00 of this Purchase Price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith

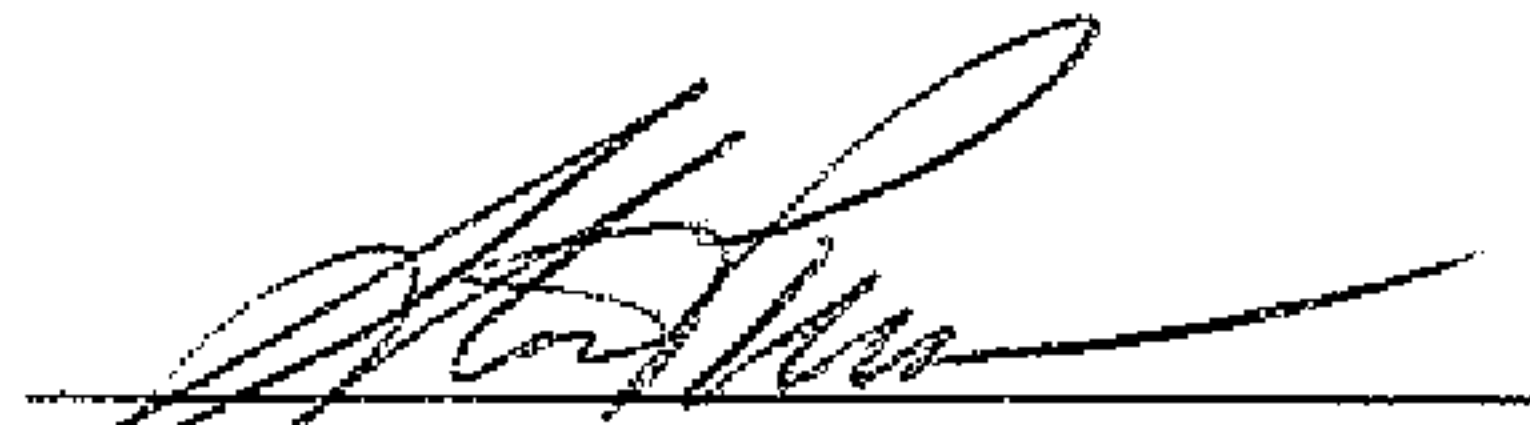
Deed Effective 7/2/2015

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: \$112,365.⁰⁰ 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 July 2, 2015.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of June, 2015.


REGIONS BANK
By: Steven Purser
Its: Vice President

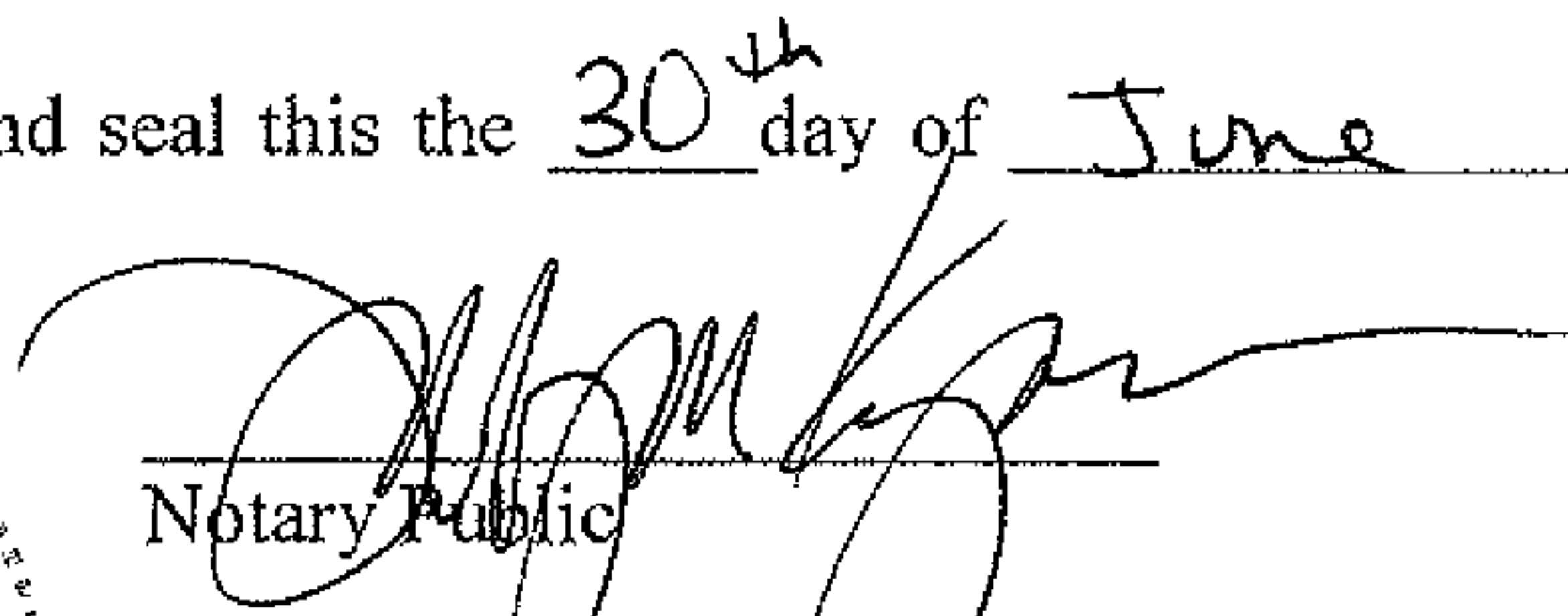
STATE OF MS

COUNTY OF Forrest

I, Jeffery M. Keysear, a notary for said County and in said State, hereby certify that Steven Purser whose name as J.P. 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 30th day of June, 2015.




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
07/06/2015 03:45:30 PM
\$18.00 CHERRY
20150706000227520

