

This instrument was prepared by:
Law Office of Jack R. Thompson, Jr. LLC
3500 Colonnade Pkwy, Ste 350
Birmingham, Alabama 35243

Documentary Evidence (check one):

- Sales Contract
- Closing Statement
- Other _____

Grantor's Name & Mailing Address:

215 Forest St.
Hattiesburg, MS 39401

Grantee's Name & Mailing Address:

144 Cove Ln.
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Eighty-one Thousand and No/100 Dollars (\$281,000.00) to the undersigned, **Regions Bank, an Alabama banking corporation**, in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant bargain, sell and convey unto **Clay Smitherman and Amanda Smitherman** (herein referred to as Grantee(s)), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Survey of Weatherly, Windsor, Sector II, as recorded in Map Book 18, Page 80, in the Probate Office of Shelby county, Alabama.

Property Address: 102 Windsor Trail, Pelham, AL 35124

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad Valorem taxes for 2015, and subsequent years, which Grantee herein assumes and agrees to pay.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. All outstanding rights of redemption in favor of all persons or entities entitled to redeem the property from that certain mortgage foreclosure deed recorded on 01/09/2015 in Instrument # 2015019000009770 in the Probate Office of Shelby County, Alabama.

AND THE GRANTOR, DOES HEREBY CONVENANT 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, Joe Terrill, who is authorized to execute this conveyance, has hereto set his signature and seal this the 17th day of August, 2015

REGIONS BANK, an Alabama banking Corporation

By: [Signature]
Steven Purser

Its: Vice President

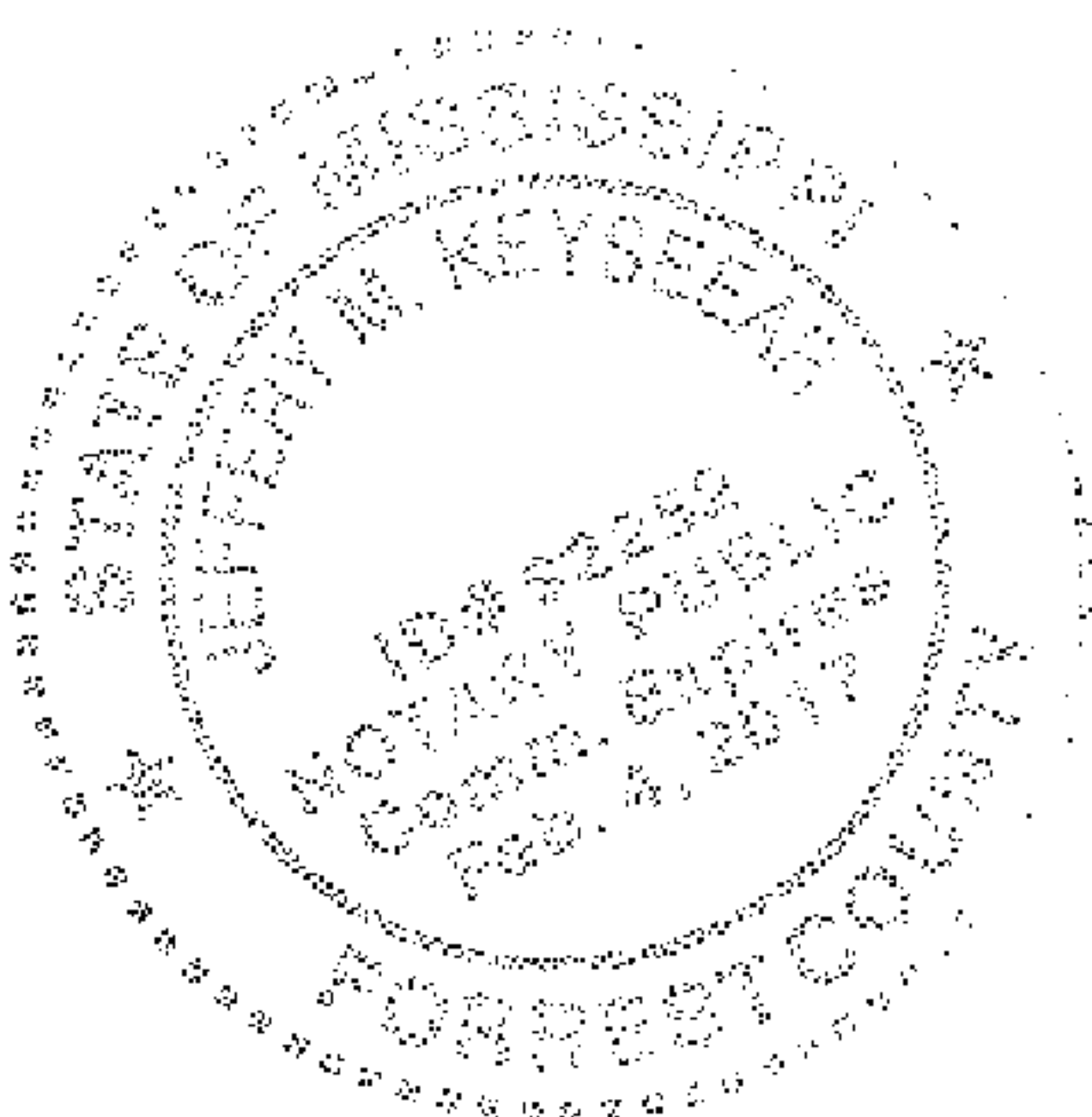


STATE OF MS
COUNTY OF Forrest

I, the undersigned authority, a Notary Public, for said jurisdiction, hereby certify that Steven Purser, 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 17th day of August, 2015.

(SEAL)



[Signature]
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
08/21/2015 03:37:26 PM
\$22.50 JESSICA
20150821000291990

[Signature]