

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:
Peggy S. Hill
162 Hayesbury Ln.
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED DOLLARS AND Zero Cents (\$117,500.00)** 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 **PEGGY S. HILL** 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 **PEGGY S. HILL**, whose mailing address is 162 Hayesbury Ln, Pelham, AL 35124 (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 162 HAYESBURY LANE, PELHAM, ALABAMA 35124 ; to-wit:

Lot 39, according to the Survey of Final Plat of Hayesbury Phase 2, as recorded in Map Book 30, Page 104, in the Probate Office of Shelby County, Alabama.

To Have and To Hold to the said grantee, their heirs and assigns forever.

Subject to the statutory right of redemption as provided for in State and Federal Codes, including regulations of the Internal Revenue Service, exist subsequent to the Foreclosure Deed dated and filed in Book: Instrument# 20150904000309510, in the Probate Office of Shelby County, Alabama.

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

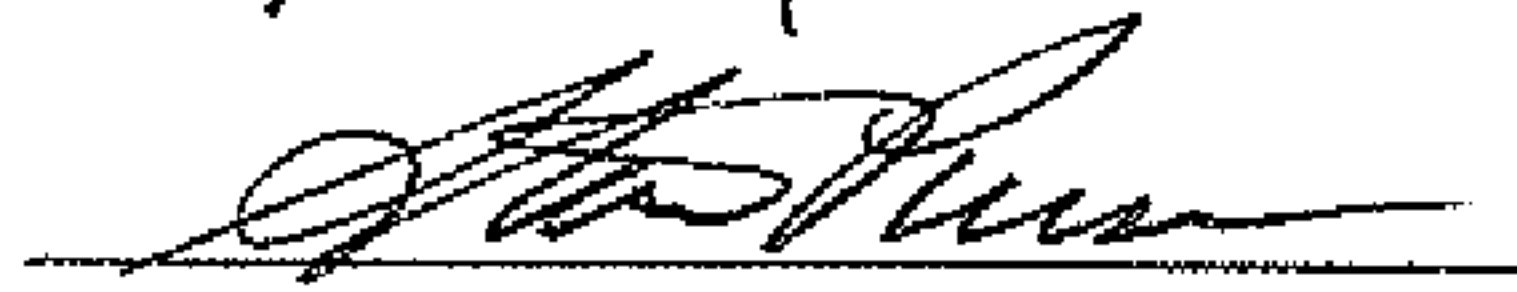
AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, 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: \$90,000 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 5, 2016.

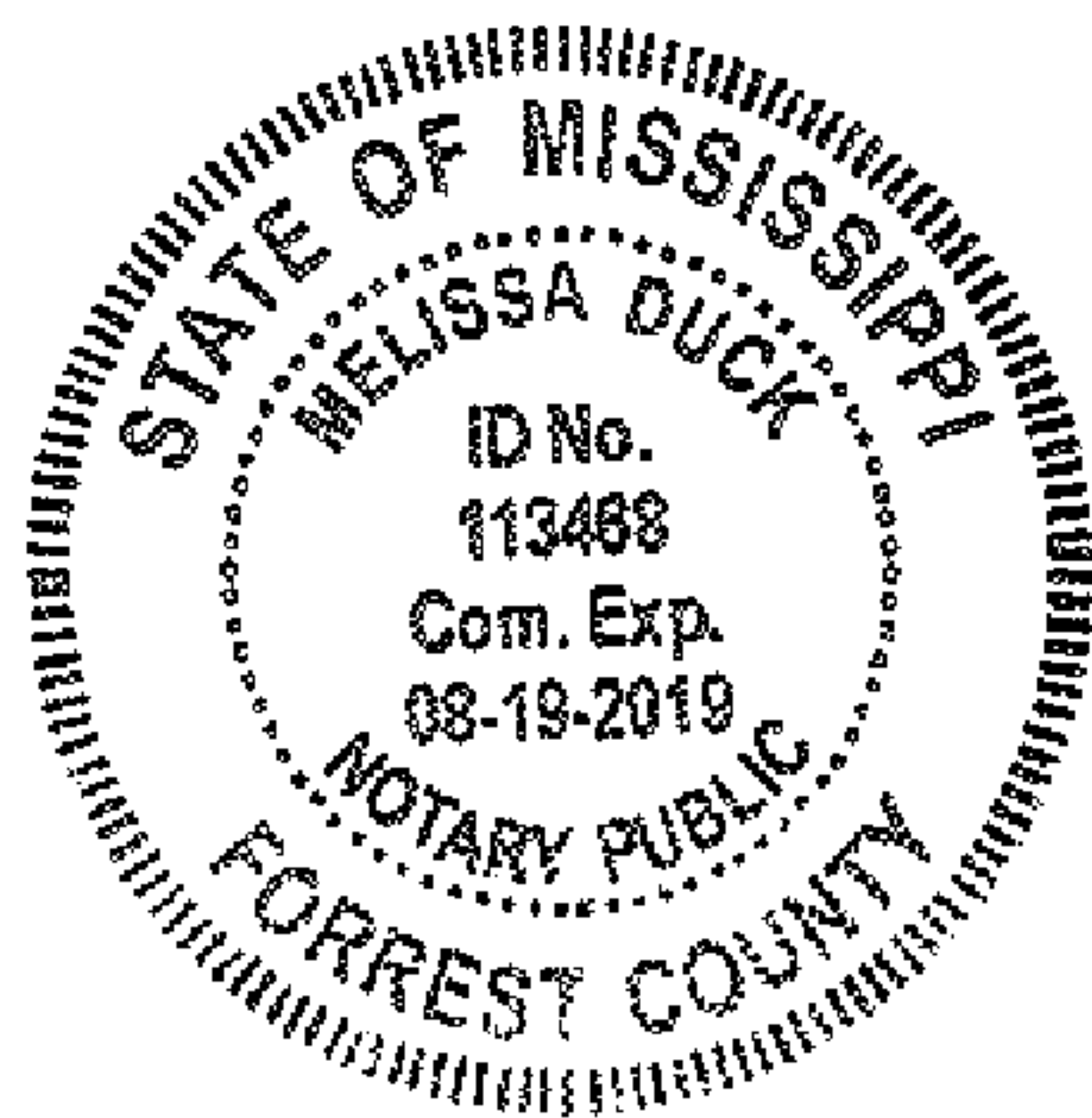
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of February, 2016.


REGIONS BANK
By: Steven Purser
Its: VP

STATE OF Mississippi
COUNTY OF Forrest

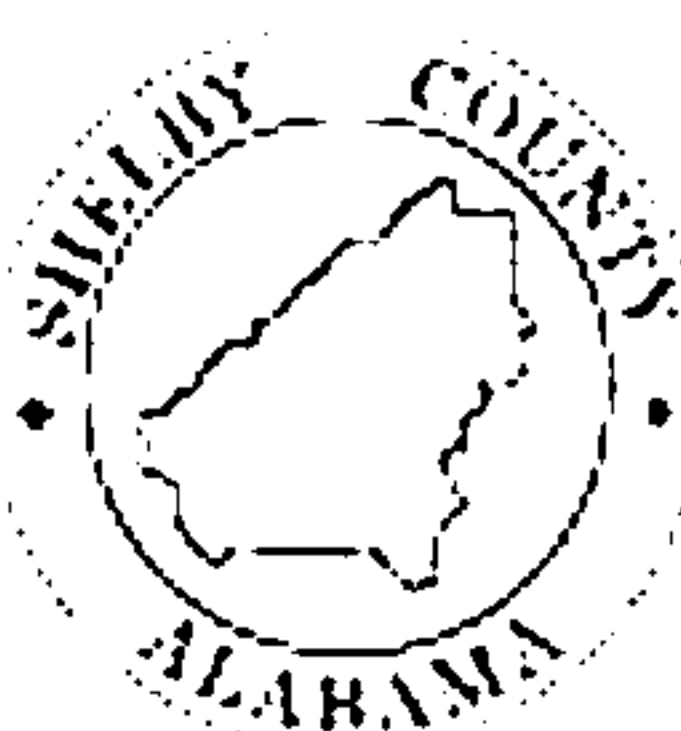
I, Melissa Duck, a notary for said County and in said State, hereby certify that Steven Purser whose name as VP of Regions Bank, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, as 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 1st day of February, 2016.



Melissa Duck
Notary Public

My Commission expires: 8/19/2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/09/2016 09:45:21 AM
\$44.50 CHERRY
20160209000041050

