



20160705000230810 1/3 \$321.00  
Shelby Cnty Judge of Probate: AL  
07/05/2016 07:51:03 AM FILED/CERT

<b>Grantor:</b> REGIONS BANK Lakeshore Operations Center - ALBH70205A Asset Management 201 Milan Parkway Birmingham, AL 35211  <b>Grantee:</b> GAJJE, LLC 408 1 <sup>st</sup> Street North Alabaster, AL 35007	<b>Property Address:</b> 514 1 <sup>st</sup> Street North Alabaster, AL 35007  <b>Date of Sale:</b> June 29, 2016  <b>Total Purchase Price:</b> \$300,000.00  <b>Purchase Price Verification:</b> See deed below
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This instrument was prepared by:  
Donna K. Byrd, Esquire  
*Walding, LLC*  
2227 First Avenue South, Suite 100  
Birmingham, Alabama 35233

Send tax notice to:  
GAJJE, LLC  
408 1<sup>st</sup> Street North  
Alabaster, AL 35007

#### STATUTORY WARRANTY DEED

STATE OF ALABAMA       )  
                                      :       **KNOW ALL MEN BY THESE PRESENTS:**  
SHELBY COUNTY         )

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK** ("Grantor") for and in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) and other good and valuable consideration, to Grantor paid by **GAJJE, LLC** ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property situated in SHELBY County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

- (1) Ad valorem property taxes for the year beginning October 1, 2015 which constitutes a lien but are not yet due and payable until October 1, 2016 and all subsequent years;
- (2) All rights of redemption;
- (3) All easements, restrictions, setback lines, reservations, encumbrances and other matters appearing of record;
- (4) Any mining or mineral rights leased, granted or retained by current or prior owners;
- (5) Zoning and building laws, rules, regulations and ordinances;
- (6) Matters that would be disclosed by an accurate survey of the Property;

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State of Alabama  
Deed Tax: \$300.00

(7) Any facts, rights, interests or claims that are not shown by public records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession of the land;

(8) Less and except any part of subject property lying within the Resurvey of Nickerson Scott as recorded in Map Book 32, Page 50, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this 29 day of June, 2016.

REGIONS BANK



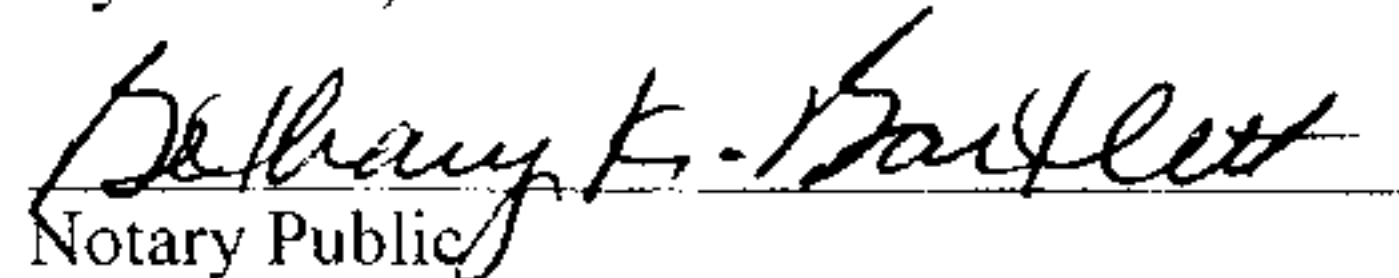
BY: WILLIAM D. BEAIRD

ITS: Vice President

STATE OF ALABAMA           )  
JEFFERSON COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM D. BEAIRD, whose name as Vice President of REGIONS BANK, 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 this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 29 day of June, 2016.

  
Notary Public

[NOTARIAL SEAL]

My commission expires: 03-29-20



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## EXHIBIT "A"

### LEGAL DESCRIPTION

**The N 1/2 of Lot 2, in Block 3 and also Lot 3 of Nickerson & Scott Survey, which is a subdivision of a part of the E 1/2 of the SE 1/4, Section 35 and a part of the NW 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 3 West in Shelby County, Alabama, LESS AND EXCEPT that parcel of land conveyed by deed recorded in Deed Book 189, page 127, in the Probate Office of Shelby County, Alabama.**

**Also, that portion of the alley vacated by that certain agreement as executed by Paul Adkins, et al, dated September 9, 1943 and recorded in Deed Book 117, Page 249 in the Probate Office of Shelby County, Alabama, that abuts Lot 3, in Block 3 and the N 1/2 of Lot 2, in Block 3 of said Nickerson & Scott survey, LESS AND EXCEPT that parcel of land conveyed by deed recorded in Deed Book 189, Page 127 in said Probate Office.**



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