

20160815000289710

08/15/2016 10:47:37 AM

DEEDS 1/3

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:

Les & Page Hughes  
644 Camp Branch Rd.  
Alabaster, AL 35007

### STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED NINETY-FOUR THOUSAND DOLLARS AND Zero Cents** (\$194,000.00) 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 **Leslie G. Hughes, Jr. and Dorothy Page Hughes** 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 **Leslie G. Hughes, Jr. and Dorothy Page Hughes**, whose mailing address is 644 Camp Branch Rd., 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 644 Camp Branch Rd, Alabaster, AL 35007 ; to-wit:

A TRACT OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 2 WEST; THENCE RUN WEST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 674.39 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF AN UNNAMED GRAVEL ROAD; THENCE TURN AN ANGLE OF 82 DEGREES 40 MINUTES 24 SECONDS TO THE LEFT AND RUN SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD FOR 140.54 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A CENTRAL ANGLE OF 2 DEGREES 10 MINUTES AND A RADIUS OF 4596.07 FEET; THEN IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER LINE OF SAID ROAD AND THE ARC OF SAID CURVE FOR 174.00 FEET, MORE OR LESS, TO THE END OF SAID CURVE; THENCE TURN AN ANGLE OF 96 DEGREES 14 MINUTES 36 SECONDS TO THE LEFT FROM THE CHORD OF SAID CURVE

AND RUN IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID QUARTER-QUARTER SECTION OF 722.10 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THEN TURN AN ANGLE OF 91 DEGREES 59 MINUTES TO THE LEFT AND RUN IN A NORTHERLY DIRECTION ALONG SAID EAST LINE FOR 312.33 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

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

To Have and To Hold, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

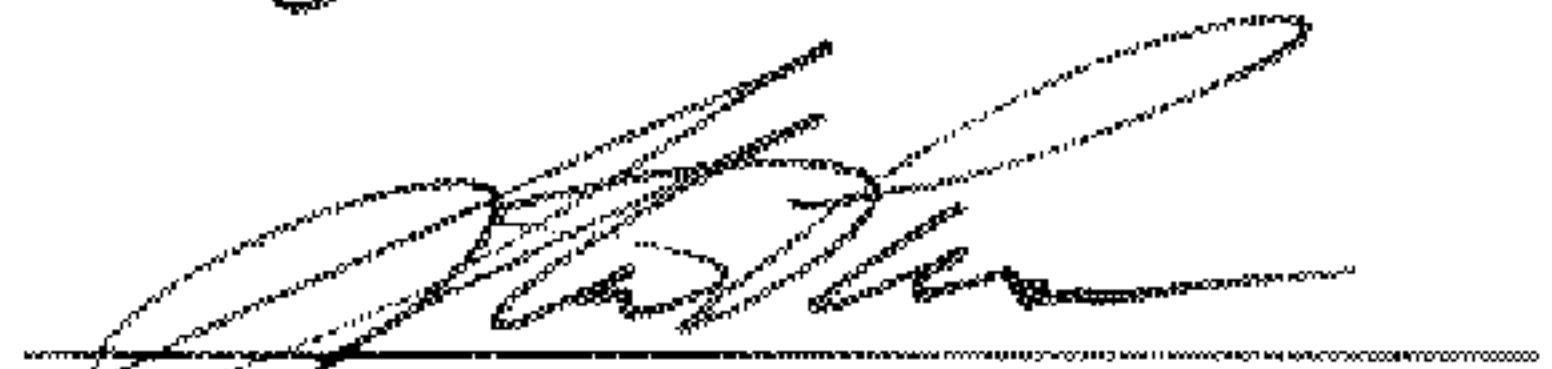
AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, 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: \$184,300.00 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 08/11/2016

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of August, 2016.



REGIONS BANK

By: Stephen Dyer

Its: Vice President

Subject to all Rights of Redemption from that certain Foreclosure Deed dated 10/28/2015 and recorded in Instrument# 201510290003777000

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 Vice President 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 10th day of August, 2016.

[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  
08/15/2016 10:47:37 AM  
\$31.00 DEBBIE  
20160815000289710

[Signature]