

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Ashley L. Howard, Brian Howard, &
Tommy K. Howard
181 Narrows Peak Circle
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **SPECIAL WARRANTY DEED**
) **JOINT WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FOUR THOUSAND AND NO/100 DOLLARS (\$204,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **REGIONS BANK, an Alabama corporation**, by Steven Purser, Vice President (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **ASHLEY L. HOWARD, BRIAN HOWARD, and TOMMY K. HOWARD** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 54, according to the Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, Page 125 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with non-exclusive easement to use the Common Areas as more particularly described in the Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in 2000-09755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$183,600.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

Subject to all outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 11/30/2015 and recorded 11/30/2015 in Book Instrument #20151130000409060, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

Grantor makes no representation or warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor.

And Grantor does hereby covenant with the Grantees, 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 or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees 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.

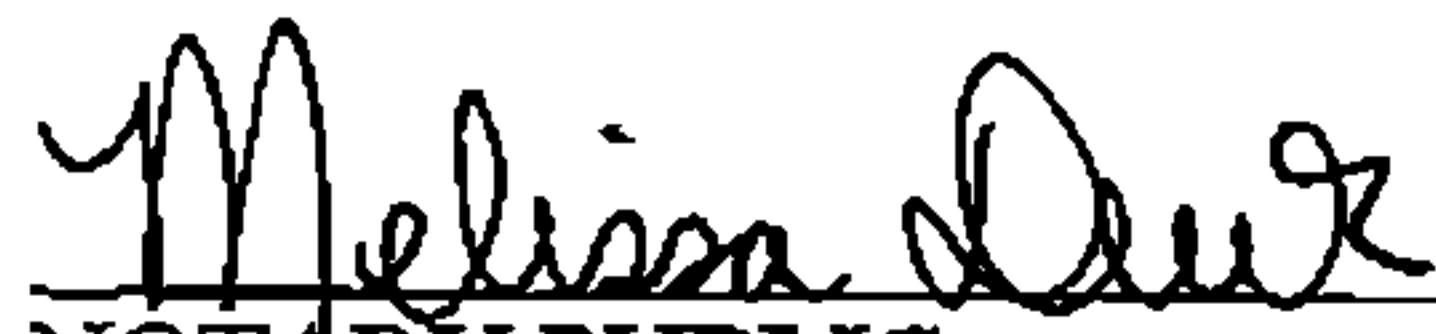
IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 10th day of November, 2016.

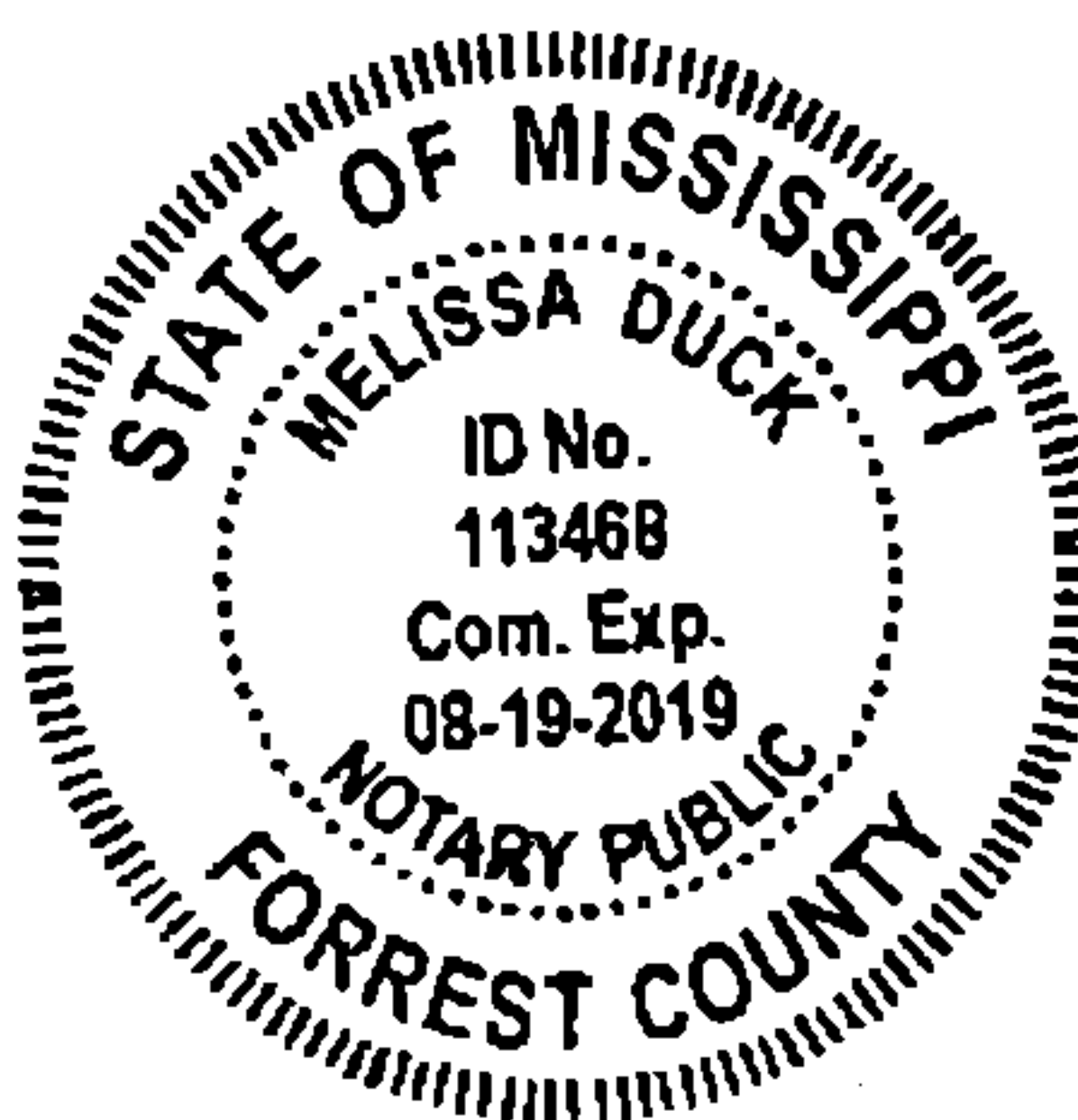

REGIONS BANK
 By Steven Purser, Vice President

STATE OF MISSISSIPPI)
)
 COUNTY OF FORREST)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steven Purser, Vice President of **REGIONS BANK**, whose name 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 instrument, (s)he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

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


 NOTARY PUBLIC
 My commission expires: 8/19/2019



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20161115000420760 11/15/2016 02:11:15 PM DEEDS 3/3

ASHLEY L. HOWARD and TOMMY

Grantor's Name REGIONS BANK

Grantee's Name K. HOWARD and BRIAN HOWARD

Mailing Address 181 NARROWS PEAK CIRCLE
BIRMINGHAM, AL 35242

Mailing Address 181 NARROWS PEAK CIRCLE
BIRMINGHAM, AL 35242

Property Address 181 NARROWS PEAK CIRCLE
BIRMINGHAM, AL 35242

Date of Sale November 14, 2016

Total Purchase Price \$204,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date November 14, 2016

Print Malcolm S. McLeod

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/15/2016 02:11:15 PM
\$41.50 CHERRY
20161115000420760