

Sent tax notice to:

Ben Bryan Traywick  
P.O. Box 652  
McCalla, AL 35111

This instrument was prepared by:

Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Parkway, Suite 280  
Birmingham, AL 35243  
PEL1600637

STATE OF ALABAMA  
COUNTY OF SHELBY



20170117000020850 1/4 \$45.50  
Shelby Cnty Judge of Probate, AL  
01/17/2017 02:42:22 PM FILED/CERT

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Regions Bank** (hereinafter referred to as "Grantor"), for and in consideration of the sum of One Hundred Six Thousand and 00/100 Dollars (\$106,000.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto **Ben Bryan Traywick** (hereinafter referred to as "Grantee"), together with every right of reversion, the following described real property situated in the County of Shelby State of Alabama:

**See Exhibit "A" attached hereto and made a part hereof for the complete legal description of the property being conveyed by this instrument.**

SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

Subject to the outstanding right of redemption resulting from the foreclosure deed dated September 14, 2016 and recorded on September 16, 2016 in Instrument No 2016-339360. Said right of redemption set to expire on September 14, 2017.

**TO HAVE AND TO HOLD** to the said Grantee, his heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY CONVEYANT 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 warranty and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Shelby County, AL 01/17/2017  
State of Alabama  
Deed Tax: \$21.50

**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 is purchasing same based on no representation or warranties expressed or implied, make by Grantor, but on their own judgment.

**IT WITNESS WHEREOF**, the said Regions Bank by Steven Pwser its Vice President who is authorized to execute this conveyance, has hereto set his signature and seal this the 12th day of January, 2017

Regions Bank

[Signature]  
By: Steven Pwser  
Its: Vice President

STATE OF MS

COUNTY OF Forrest

I, the undersigned authority, a Notary public in said county in said state hereby certify that Steven Pwser whose name as Vice President of Regions Bank, is signed to the foregoing instrument and who is known to me, acknowledged before me that being informed of the contents of the said instrument, he/she in his/her capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of January, 2017.

[Signature]  
Notary Public




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**EXHIBIT "A"**

**Lot 19, according to the Survey of Cambridge Pointe, First Sector, as recorded in Map Book 17, Page 59, in the Probate Office of Shelby County, Alabama.**

  
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# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Regions Bank

Grantee's Name  
Mailing Address

Ben Bryan Trawick  
P.O. Box 652  
McCalla AL 35111

Property Address

115 Cambridge Point Cir  
Anniston AL 35807

Date of Sale

1/13/17

Total Purchase Price \$

106,000

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 1/13/17

Print Kenneth B. St. John

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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