



20170817000298480 1/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
08/17/2017 10:44:55 AM FILED/CERT

**Sent tax notice to:**

**This instrument was prepared by:**

**Lauren M. Millard & Thomas J. Millard  
2065 Lakeview Lane  
Birmingham, AL 35244**

**Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Parkway, Suite 280  
Birmingham, AL 35243  
PEL1700396**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**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 Three Hundred Seventy Four Thousand and 00/100 Dollars (\$374,000.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto Lauren M. Millard and Thomas J. Millard, (hereinafter referred to as "Grantee"), as joint tenants with right of survivorship, 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 November 30, 2016 and recorded on December 2, 2016 in Instrument No 20161202000440530. Said right of redemption set to expire on November 30, 2017.**

**TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.**

**AND THE GRANTOR, DOES HEREBY CONVENANT 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 warranty 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 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 Purser its Vice President who is authorized to execute this conveyance, has hereto set his signature and seal this the 20<sup>th</sup> day of July, 2017.

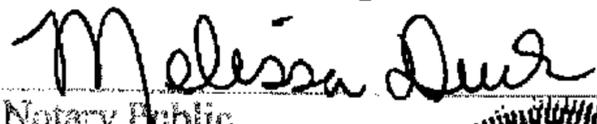
Regions Bank

  
By: Steven Purser  
Its: Vice President

STATE OF Mississippi  
COUNTY OF Forrest

I, the undersigned authority, a Notary public in said county in said state hereby certify that Steven Purser 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 20<sup>th</sup> day of July, 2017.

  
Notary Public



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20170817000298480 08/17/2017 10:44:55 AM DEEDS 3/3

Escrow File No.: PEL1700396

**EXHIBIT "A"**

**Lot 20, according to the Survey of Valdawood, as recorded in Map Book 8, Page 6 A & B,  
in the Probate Office of Shelby County, Alabama.**



Filed and Recorded  
Official Public Records



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Judge,