

Send tax notice to

Brandon W. McMahan &  
Lauren E. McMahan  
745 Dividing Ridge Drive  
Hoover, AL 35244  
PEL1800098

This instrument was prepared by:

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

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 Two Hundred Forty Two Thousand and 00/100 Dollars (\$242,000.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto **Brandon W. McMahan & Lauren E. McMahan**, (hereinafter referred to as "Grantees"), 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.**

\$229,900.00 of the purchase price recited above was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

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 that outstanding right of redemption occurring as a result of that certain foreclosure deed dated August 30, 2017 and recorded in Instrument No. 20170905000323990 in the Probate Office of Shelby County, Alabama. Said right of redemption to expire on August 30, 2018.


**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 8<sup>th</sup> day of March, 2018.

Regions Bank

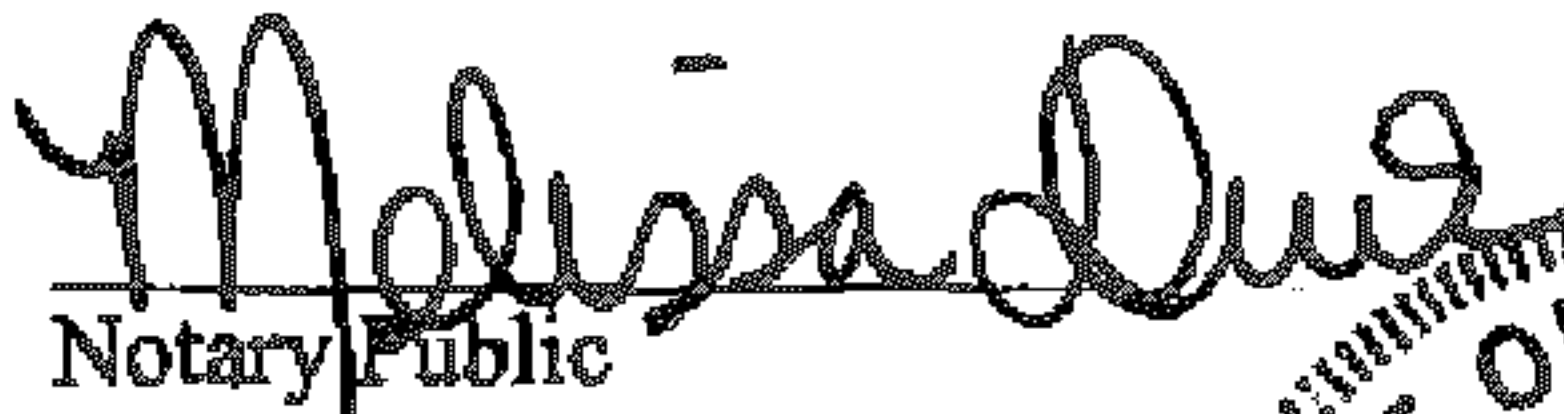
  
By: Steven Purser  
Its: Vice President

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 8<sup>th</sup> day of March, 2018.

  
Notary Public



Escrow File No.: PEL1800098

**EXHIBIT "A"**

**Lot 21, according to the Survey of Riverchase West Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama.**

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Regions Bank</u>	Grantee's Name	<u>Brandon W. McMahan</u>
Mailing Address	<u>215 Forrest Street</u>	Mailing Address	<u>Lauren E. McMahan</u>
	<u>Hattiesburg, MS 39401</u>		<u>745 Dividing Ridge Drive</u>
			<u>Hoover, AL 35244</u>
Property Address	<u>745 Dividing Ridge Drive</u>	Date of Sale	<u>3/9/18</u>
	<u>Hoover, AL 35244</u>	Total Purchase Price	<u>\$ 242,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 3/9/18Print Courtney SnowUnattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 03/15/2018 01:49:57 PM  
 \$36.50 CHERRY  
 20180315000085460

