

Send tax notice to  
Trevor Pat Kesler  
132 Austin Cir  
Birmingham, AL 35242

This instrument was prepared by:  
Stewart & Associates, P.C. / S. Kent Stewart  
3595 Grandview Parkway, Suite 280  
Birmingham, AL 35243  
PEL1800141

STATE OF ALABAMA  
COUNTY OF SHELBY

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Regions Bank**, an Alabama Banking Corporation (hereinafter referred to as "Grantor"), for and in consideration of the sum of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Trevor Pat Kesler** (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:

**Lot 23, Block 4, according to the Survey of Norwick Forest, Second Sector, as recorded in Map Book 13, Page 23 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.**

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 certain outstanding right of redemption occurring from that foreclosure deed dated February 21, 2018 and recorded in Instrument No. 20180223000058320 in the Probate Office of Shelby County, Alabama. Said rights of redemption to expire on February 21, 2019.

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

**AND THE GRANTOR, DOES HEREBY CONVENANT** 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.

**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 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 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 16<sup>th</sup> day of August, 2018.

Regions Bank

*Steven Purser*  
By: Steven Purser  
Its: Vice President

STATE OF Mississippi  
COUNTY OF Forrest

I, the undersigned authority, a Notary Public, in and for 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 16<sup>th</sup> day of August, 2018.

*Tina J. Gardner*  
Notary Public  
Print Name: Tina J. Gardner  
My commission expires:



**Real Estate Sales Validation Form**

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

Grantor's Name Regions Bank  
 Mailing Address 215 Forrest Street  
Hattiesburg, MS 39401

Grantee's Name Trevor Pat Kesler  
 Mailing Address 132 Austin Circle  
Birmingham, AL 35242

Property Address 408 Norwick Circle  
Alabaster, AL 35007

Date of Sale 8/17/18  
 Total Purchase Price \$ 190,000.00  
 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  Appraisal  
 Sales Contract  Other  
 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 8/17/18

Print Courtney Snow

Unattested  
 \_\_\_\_\_  
 (verified by)

Sign *Courtney Snow*  
 \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 08/20/2018 03:44:39 PM  
 \$211.00 CHERRY  
 20180820000297400

*James W. Fuhrmeister*