

20180927000344840  
09/27/2018 11:00:46 AM  
DEEDS 1/2

This document was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243

Send Tax notice to:  
Live to Love Properties, LLC

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### STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED THIRTY THOUSAND FIVE HUNDRED AND Zero Cents** (\$130,500.00) Dollars, the amount which can be verified in the Sales Contract between parties hereto, to the undersigned Grantor, Regions Bank, an Alabama Banking Corporation, whose mailing address is 215 Forrest Street, Hattiesburg, MS 39401 represented by Steven Purser, it's President and with full authority, in hand paid by **LIVE TO LOVE PROPERTIES, LLC**, the grantee(s) herein, the receipt of which is hereby acknowledged, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **LIVE TO LOVE PROPERTIES, LLC**, whose mailing address is 1328 Whirlaway Circle Hefulla, AL 35080 (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, the address of which is 1316 OLD BOSTON RD, ALABASTER, ALABAMA 35007; to-wit:

Lot 59, according to the Survey of Valley Forge, as recorded in Map Book 6, Page 60, in the Probate Office of Shelby County, Alabama.

NOTE: \$0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

AND THE GRANTOR, DOES HEREBY COVENANT 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 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 make 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/her/their own judgment.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24<sup>th</sup> day of September, 2018.

  
REGIONS BANK

By: Joe Terrill

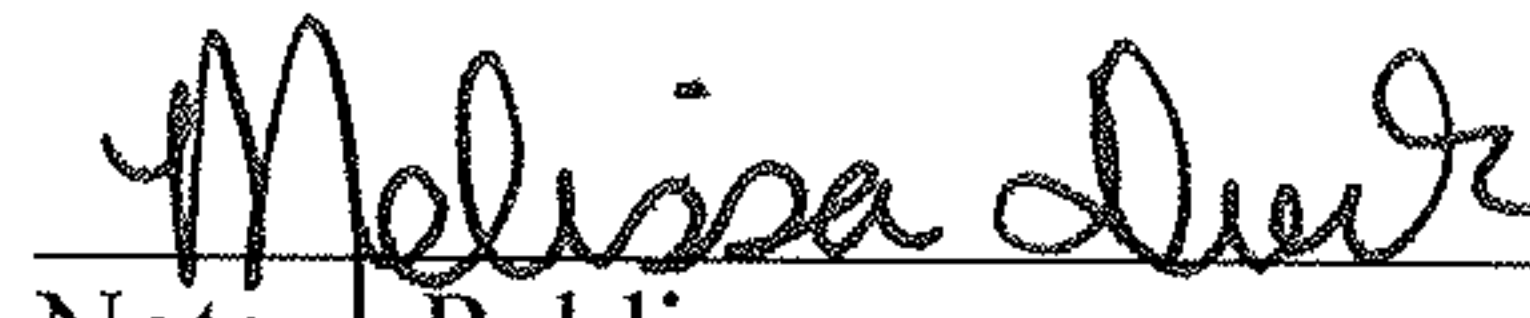
Its: Vice President

STATE OF Mississippi

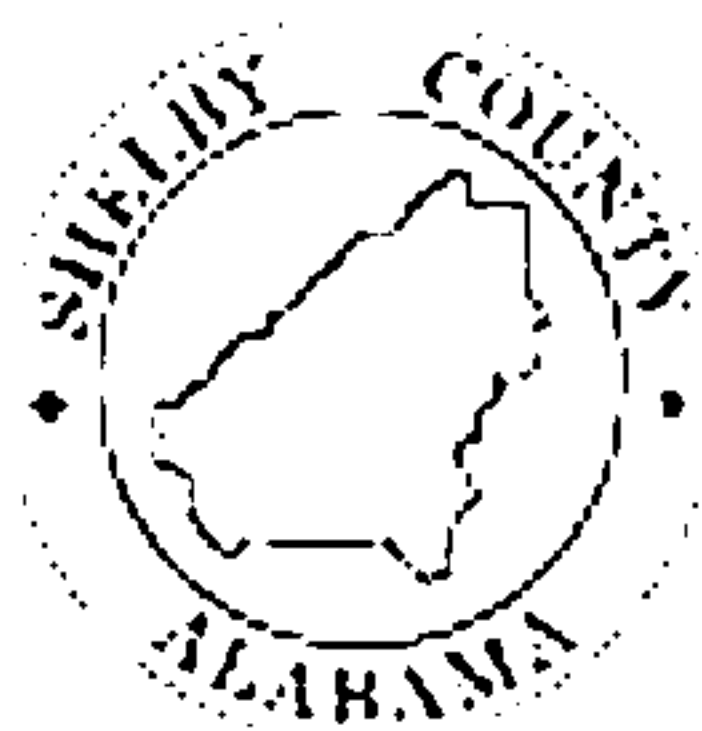
COUNTY OF Forrest

I, Melissa Duck, a notary for said County and in said State, hereby certify that Joe Terrill whose name as Vice President of Regions Bank, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 24<sup>th</sup> day of September, 2018

  
Notary Public

My Commission expires: 8/19/2019



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/27/2018 11:00:46 AM  
\$148.50 CHERRY  
20180927000344840

