

Send tax notice to:  
CRAIG M DOLLAR  
2924 BERKELEY DRIVE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

20201037

SHELBY COUNTY

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Eighteen Thousand and 00/100 Dollars (\$418,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **REGIONS BANK, SUCCESSOR TRUSTEE, UNDER THE MONTGOMERY LIVING TRUST, dated January 7, 2020**, whose mailing address is: P.O. Box 10463, Birmingham, AL 35202 (hereinafter referred to as "Grantor") by **CRAIG M DOLLAR and ELIZABETH V DOLLAR** whose property address is: **2924 BERKELEY DRIVE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 4-A, Block 1, according to the Plat of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Page 107, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not due and payable until October 1, 2021.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions appearing of record in Misc. 38, Page 380 and Misc. 38, Page 454.
4. Agreement and Right of Way with Alabama Power Company as recorded in Misc. 38, Page 455 and Misc. 39, Page 876.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

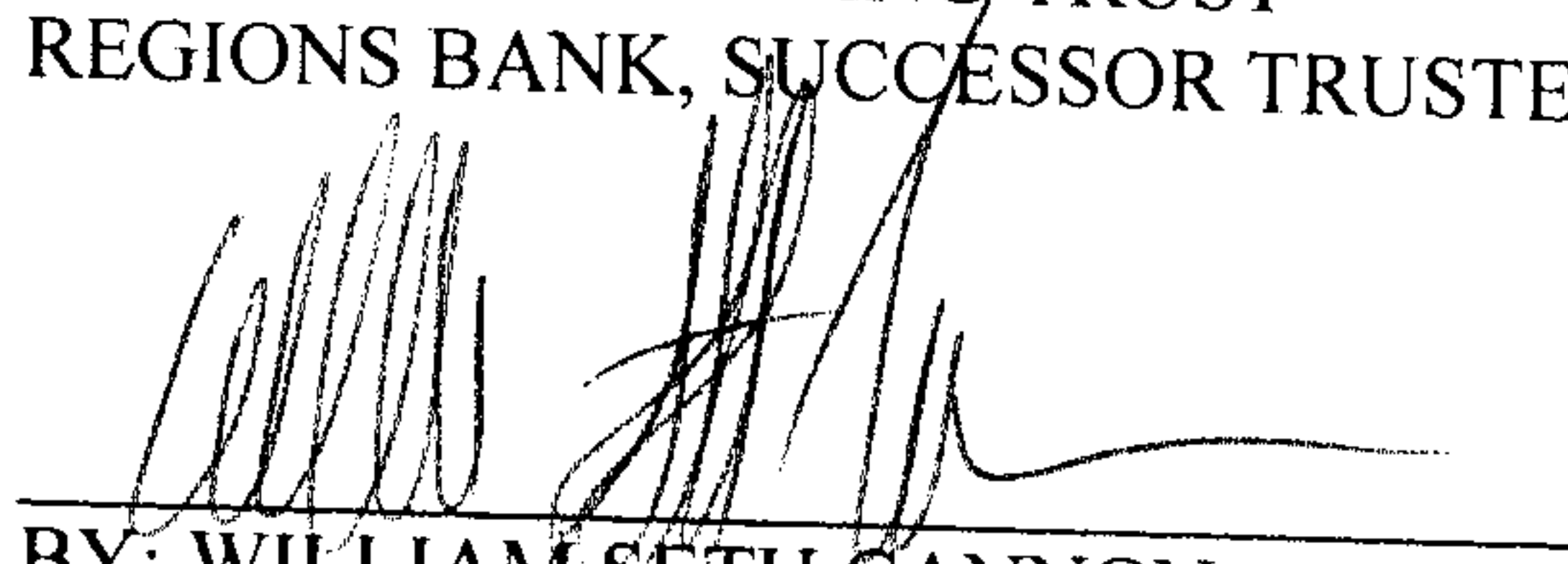
This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its corporate capacity, and the undersigned expressly limits its liability hereunder to the representative capacity named.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, REGIONS BANK, SUCCESSOR TRUSTEE OF THE MONTGOMERY LIVING TRUST, by WILLIAM SETH CANNON, its Authorized Signor, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 7<sup>th</sup> day of December, 2020.

MONTGOMERY LIVING TRUST  
REGIONS BANK, SUCCESSOR TRUSTEE

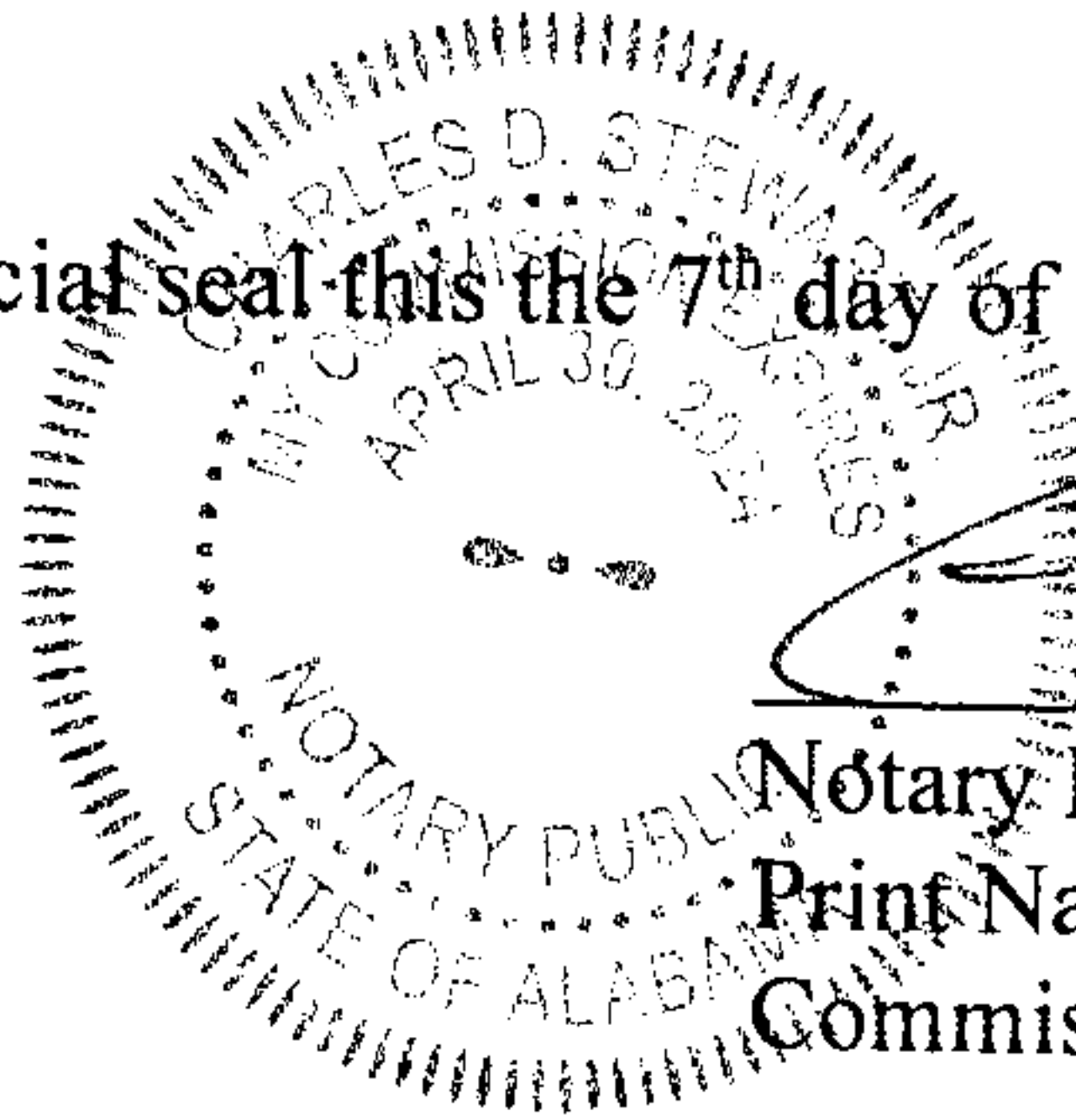
  
BY: WILLIAM SETH CANNON  
ITS: AUTHORIZED SIGNOR

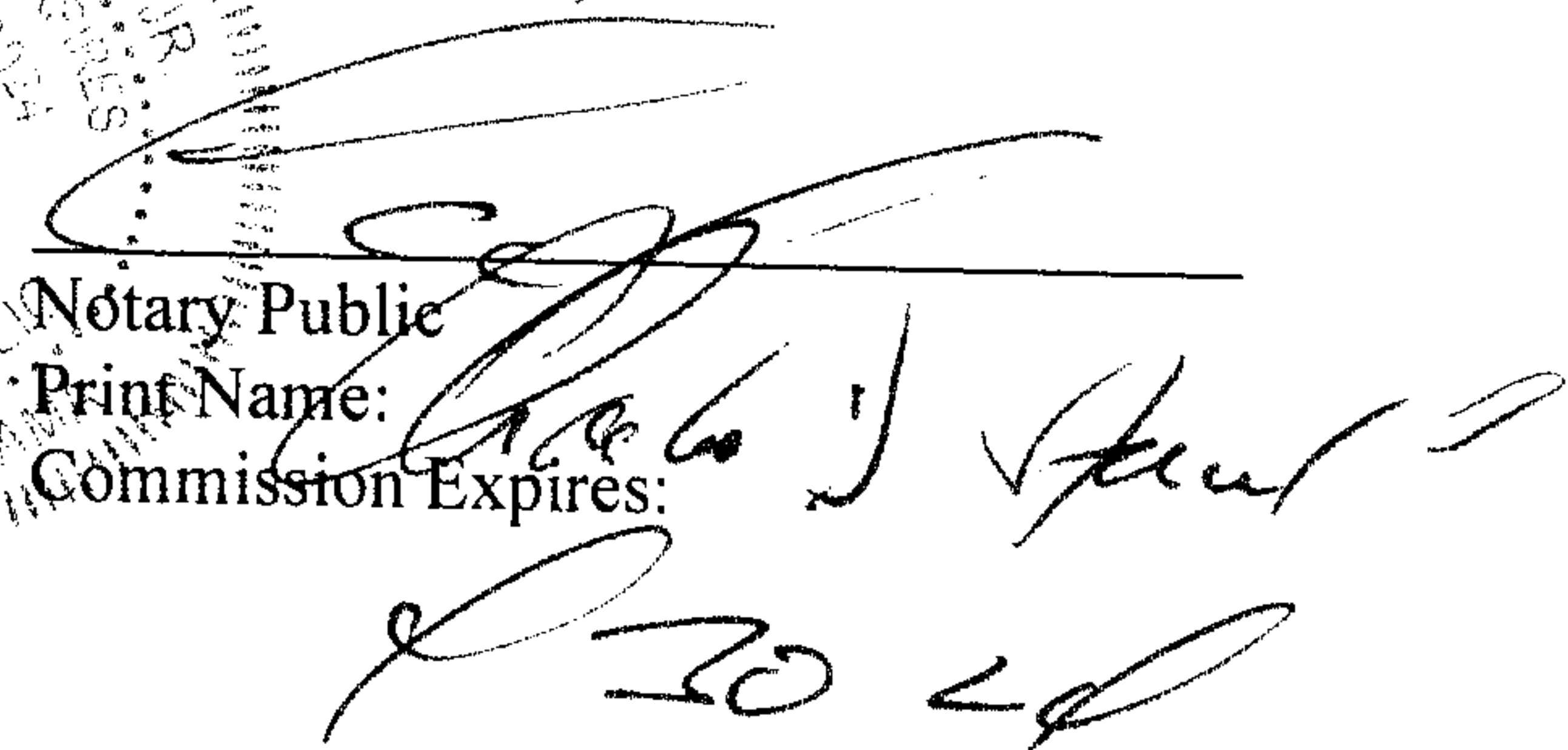
STATE OF ALABAMA

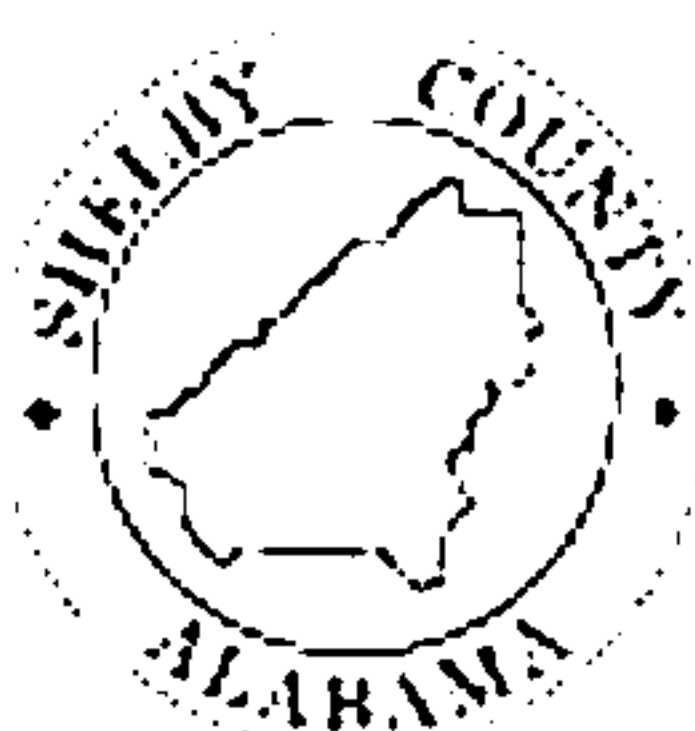
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM SETH CANNON, an Authorized Signor for REGIONS BANK, SUCCESSOR TRUSTEE of the MONTGOMERY LIVING TRUST, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 7<sup>th</sup> day of December, 2020.



  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 4/30/24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/09/2020 10:55:14 AM  
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