

Prepared by:  
JUL ANN McLEOD, Esq.  
McLeod & Associates, LLC  
1980 Braddock Drive  
Hoover, AL 35226

Send Tax Notice to:  
MRDAVIS INVESTMENTS, L.L.C.  
19875 CR-71  
Summerdale, AL 36580

STATE OF ALABAMA                     )  
  )  
COUNTY OF SHELBY                 )                     **SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **REGIONS BANK, an Alabama corporation, by STEVEN PURSER, as Vice President** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **MRDAVIS INVESTMENTS, L.L.C., an Alabama limited liability company** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$65,000.00 of the above-recited consideration is being paid in cash.

Subject to all outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 6<sup>th</sup> day of September, 2022, and recorded in Inst. No. 202209080003498920 in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Sherry L. Colburn aka Sherry Lynn Colburn to Regions Bank, recorded in Inst. No. 20190523000177320, under and in accordance with the laws of the State of Alabama or the United States of America.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

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 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 their own judgment.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 29<sup>th</sup> day of December, 2022.


REGIONS BANK

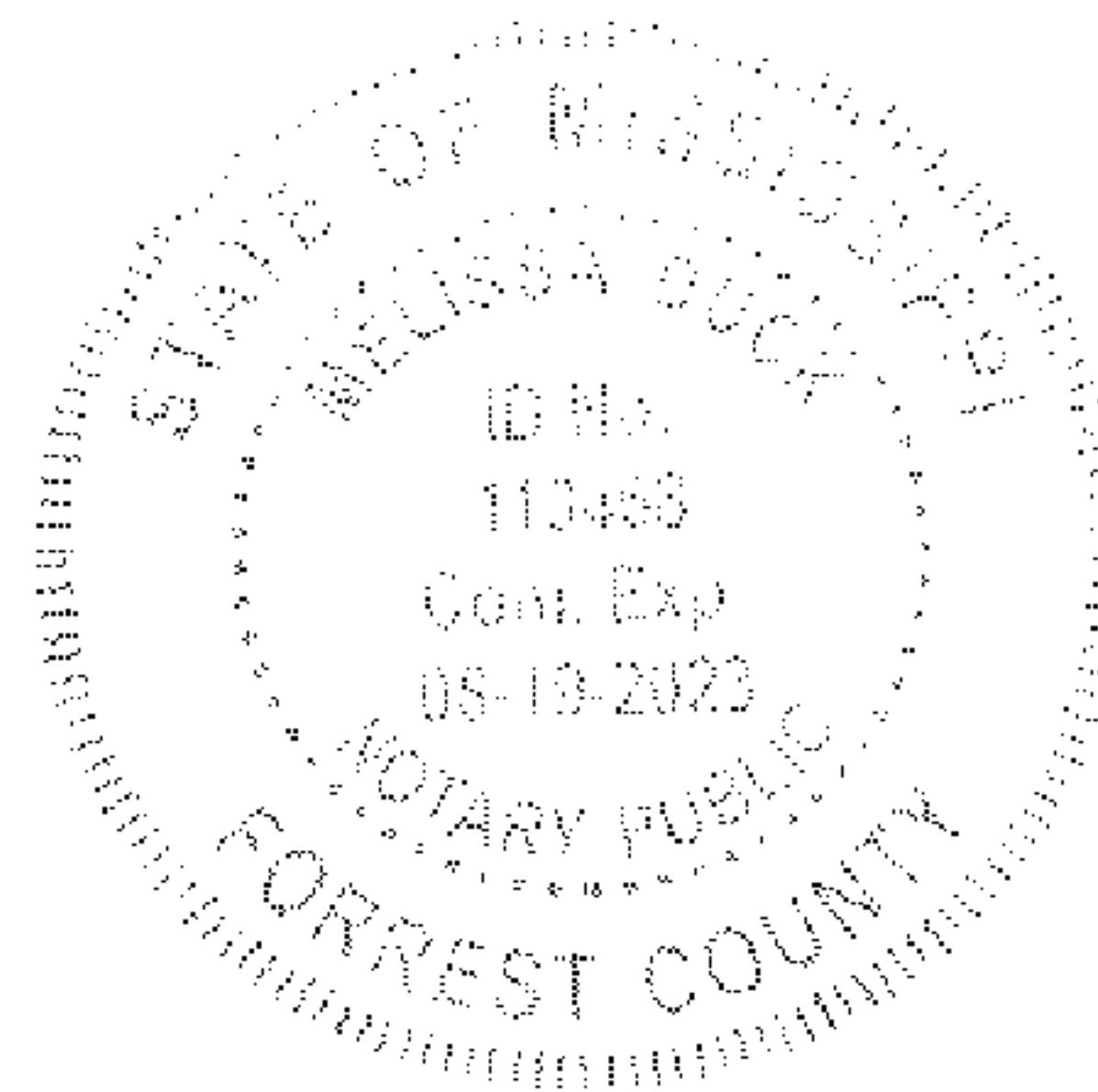
  
By: STEVEN PURSER, Vice President

STATE OF MISSISSIPPI                    )  
  )  
COUNTY OF Lamar                    )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **STEVEN PURSER, as Vice President of REGIONS BANK**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29<sup>th</sup> day of December, 2022

  
NOTARY PUBLIC  
My commission expires: 8/19/2023



**Exhibit A**

**Legal Description**

Commence at the Northwest corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 2, Township 24 North, Range 13 East, thence run South along the Quarter-Quarter section a distance of 855.0 feet; thence turn an angle of 102 degrees 02 minutes to the left and run a distance of 200.0 feet to the point of beginning; thence continue in the same direction a distance of 100.0 feet; thence turn an angle of 77 degrees 58 minutes to the left and run a distance of 86.0 feet; thence turn an angle of 102 degrees 17 minutes to the left and run a distance of 100.0 feet; thence turn an angle of 77 degrees 43 minutes to the left and run a distance of 85.58 feet to the point of beginning situated in the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 2, Township 24 North, Range 13 East Shelby County Alabama. Together with right of ingress and egress along a 20-foot easement of right of way, being more particularly described as follows: Commence at the NW corner of the NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 2, Township 24 North, Range 13 East, and run in a Southerly direction along the Western boundary of said 40 acre tract a distance of 750 feet and turn an angle of 102 degrees 17 minutes to the left and run 200.18 feet to the point of beginning; thence continue a distance of 222.42 feet to an intersection with the western boundary of Highway No. 31; thence turn an angle of 95 degrees 19 minutes to the right and run 21 feet; thence turn an angle of 84 degrees 41 minutes to the right and run 225.26 feet, thence turn an angle of 102 degrees 17 minutes to the right and run 21.42 feet to said point of beginning.

**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 BANKGrantee's Name MRDAVIS INVESTMENTS, LLCMailing Address 5214 LINCOLN RD  
HATTIESBURG, MS 39402Mailing Address 19875 CR-71  
SUMMERDALE, AL 36580Property Address 9244 HWY 31  
CALERA, AL 35040Date of Sale December 30, 2022Total Purchase Price \$65,000.00

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 December 30, 2022Print Malcolm S. McLeod☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 22815



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/04/2023 03:03:35 PM  
 \$96.00 PAYGE  
 20230104000003690

Form RT-1  
 Alabama 08/2012 LSS

*Allen S. Bayl*