

20230120000016360
01/20/2023 10:27:20 AM
DEEDS 1/4

This instrument was prepared by:
Jennifer McEwen
Maynard Cooper & Gale
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203

Address of Grantee/Send tax notices to:
Pamela Kay Thrasher
4873 Southlake Pkwy
Birmingham, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

WHEREAS, pursuant to that certain Statutory Warranty Deed dated June 20, 1991, and filed in the Probate Office of Shelby County, Alabama in Book 349, Page 912, E. Gene Thrasher, was the Grantee, as stated therein; and

WHEREAS, Eulmer Gene Thrasher aka E. Gene Thrasher (the "Decedent") died on or about November 5, 2022, as a married man leaving a last will and testament (the "Decedent's Will"), which was admitted to probate in Shelby County, Alabama, bearing Case No. PR-2022-001108, and Letters Testamentary having been issued thereunder to Regions Bank (the "Personal Representative"); and

WHEREAS, Paragraph 1 of Item Three in the Decedent's Will provides that the real property located at 4873 Southlake Parkway, Birmingham, Alabama 35244, owned by the Decedent, shall be devised to his spouse, namely, Pamela Kay Thrasher (the "Beneficiary"); and

WHEREAS, the Personal Representative and the Beneficiary desire by this instrument to transfer and convey all of their right, title and interest in and to the Property (as defined below) to Pamela Kay Thrasher; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, **Regions Bank**, as Personal Representative of the estate of Eulmer Gene Thrasher, deceased (the "Grantor"), does hereby grant, bargain, sell and convey unto **Pamela Kay Thrasher** (the "Grantee"), the real estate situated in Shelby County, Alabama, described on Exhibit "A" attached hereto (the "Property").

THIS CONVEYANCE IS MADE WITHOUT THE BENEFIT OF A TITLE SEARCH.

SUBJECT TO: Ad Valorem Taxes for the year 2023, which said taxes are not due and payable until October 1, 2023.

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

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

To the extent this instrument is executed by Regions Bank, in its capacity as Personal Representative, neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of said Personal Representative in its corporate capacity, and said Personal Representative expressly limits its liability hereunder to the real estate interest now or hereafter held by it in its representative capacity named.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Regions Bank	Pamela Kay Thrasher
1900 5 th Avenue North, Ste 2500	4873 Southlake Pkwy
Birmingham, AL 35203	Birmingham, AL 35244

Property Address:	4873 Southlake Pkwy, Birmingham, AL 35244
Date of Sale:	January __, 2023
Total Purchase Price:	\$811,060.00
The Purchase Price can be verified in:	<input type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> Other

Grantor attests, to the best of its knowledge and belief, that the information submitted in the legend at the beginning of this Deed in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

[Signature(s) on following page(s)]

12th IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on this day of January 2023.

**REGIONS BANK, as Personal Representative of the
Estate of Eulmer Gene Thrasher, deceased**

Lynn Shaw

By: **Lynn Shaw**

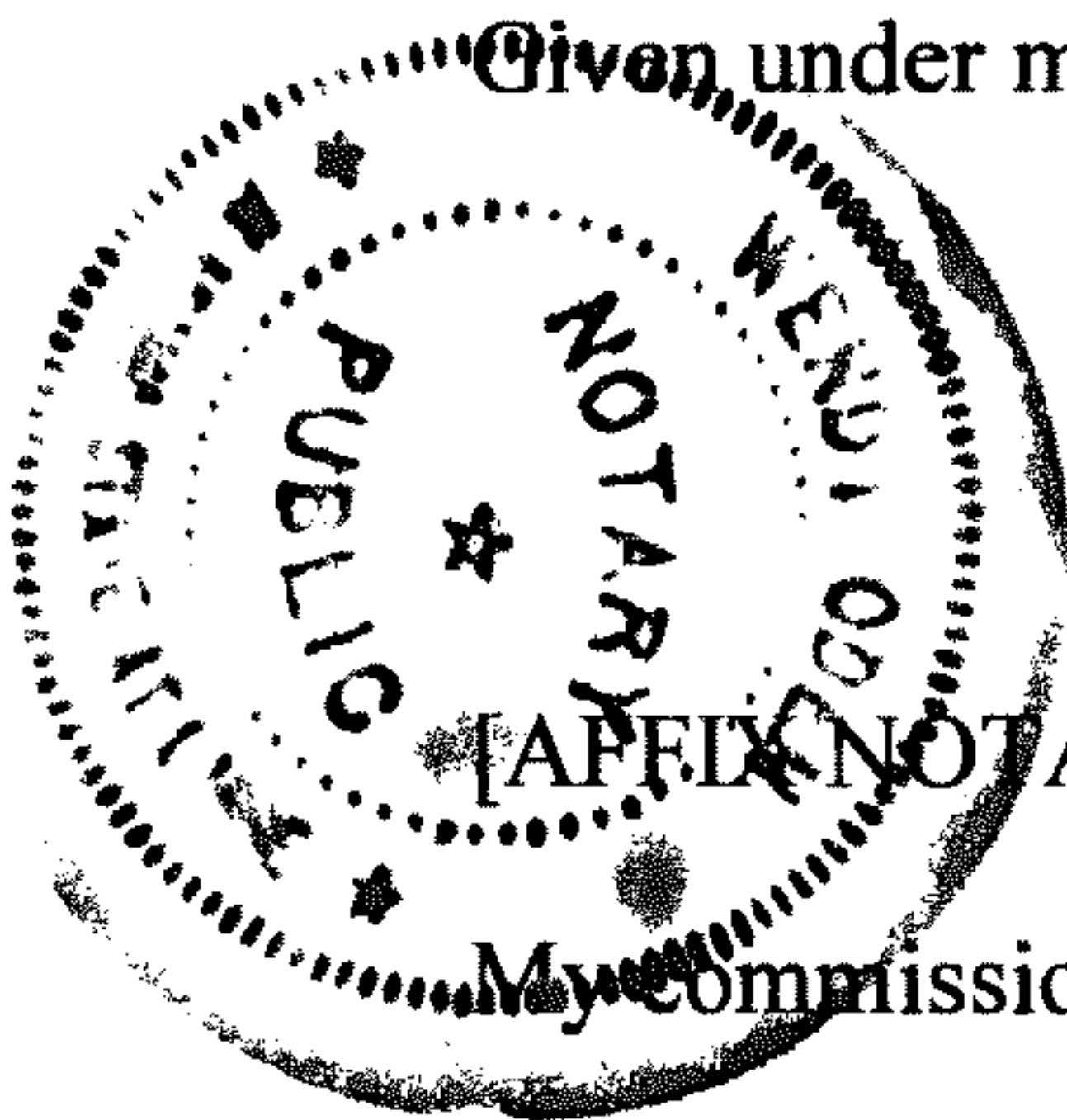
Its: **Vice President, Estate Administration**

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn Shaw, as Vice President of Regions Bank, as Personal Representative of the Estate of Eulmer Gene Thrasher, deceased, 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 said conveyance, she, as such Officer on behalf of such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and Notarial Seal this the 12th day of January 2023.



[AFFIX NOTARIAL SEAL]

My commission expires: 6/8/2026

[Signature]

Notary Public

EXHIBIT A

Description of Property

That real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

Lot 23, according to the Survey of Southlake, First Addition, as recorded in Map Book 14, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/20/2023 10:27:20 AM
\$33.00 BRITTANI
20230120000016360**

Allen S. Bayl