

2024-020

Tax notice to: Malcolm Farnifold McDonald IV and Julie McDonald, 5416 Sunrise Dr.,
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

That in consideration of **Two Hundred Eighty-Five Thousand and no/100 (\$285,000.00) Dollars**, the Amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Regions Bank, an Alabama Banking Corporation, whose mailing address is: 5214 Lincoln Road, Hattiesburg, MS 39402**, (herein referred to as Grantor), in hand paid by the Grantees, herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

Malcolm Farnifold McDonald IV, and Julie McDonald, whose mailing address is: 5416 Sunrise Drive, Birmingham, AL 35242, (herein referred to as Grantee), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is: **5416 Sunrise Drive, Birmingham, AL 35242**, to-wit:

Lot 58, according to the survey of Sunny Meadows, Third Sector, as recorded in Map Book 9, Page 91 A & B, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$270,750.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 Grantees have inspected and examined the property and are purchasing the same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor by its Vice President, who is authorized to execute this conveyance has here to set its signature and seal this the 25 day of April 2024.

REGIONS BANK, AN ALABAMA BANKING CORPORATION

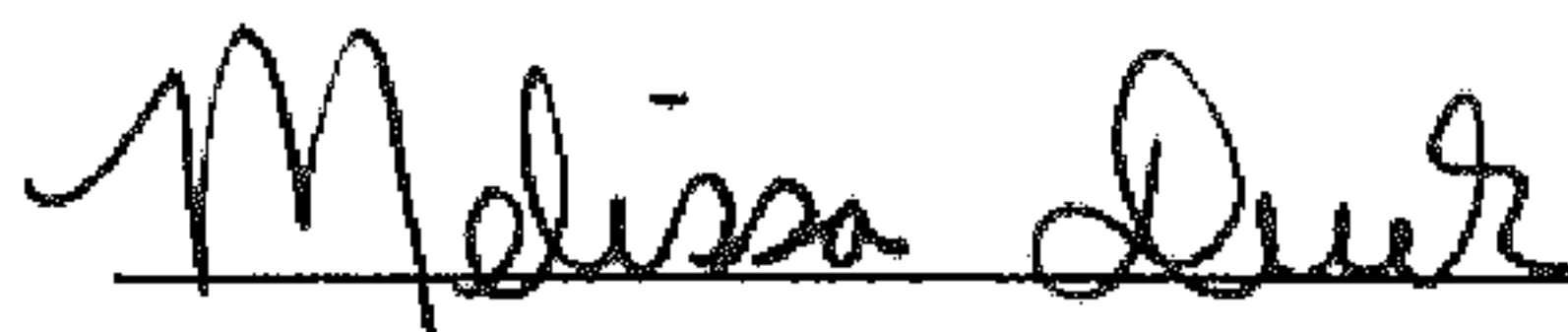


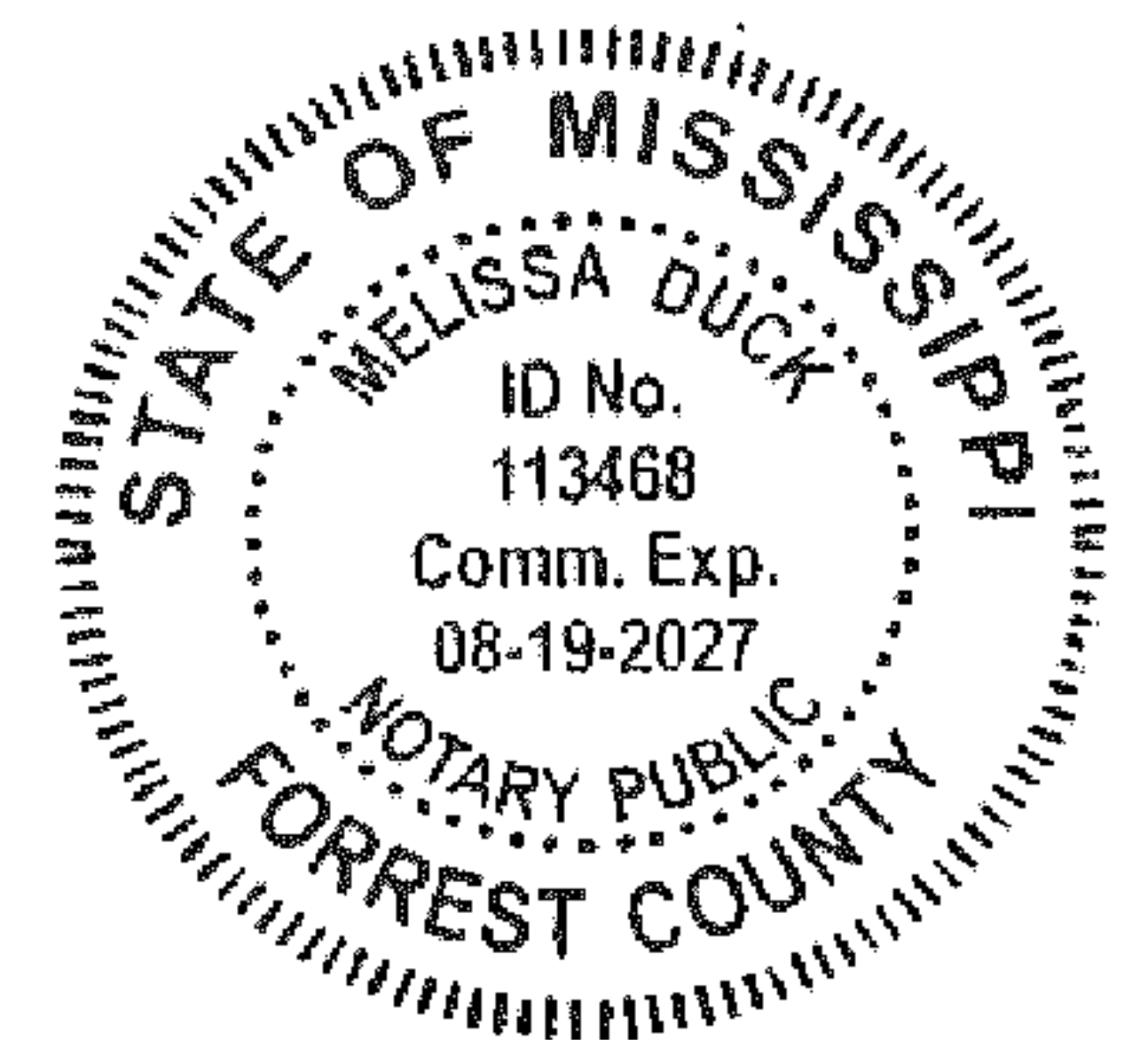
Joe Terrill, Senior Vice President

STATE OF Mississippi
COUNTY OF Lamar

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Joe Terrill, whose name as Vice President of Regions Bank, An Alabama Banking Corporation**, and whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that being informed of the contents of said instrument that he as such member and with authority, executed the same voluntarily for and as the act of said Limited Liability Corporation.

Given under my hand and official seal this the 25th day of April 2024.


NOTARY PUBLIC
My commission expires 8/19/2027



PREPARED BY:

Nedra M. Garrett, Attorney
1401 Doug Baker Boulevard
Suite 107-122
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/29/2024 12:25:24 PM
\$39.50 JOANN
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