

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

Send Tax Notice to:  
Glenda Brown  
606 Village Way  
Pelham, AL 35124

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STATE OF ALABAMA	)	
	)	
COUNTY OF SHELBY	)	<b>SPECIAL WARRANTY DEED</b>

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED NINETY-SEVEN THOUSAND THREE HUNDRED TWENTY AND NO/100 DOLLARS (\$197,320.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **REGIONS BANK, an Alabama corporation** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **GLEND A BROWN** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 527, according to the Survey of Savannah Pointe Sector V Phase II, as recorded in Map Book 30, Page 42, in the Probate Office of Shelby County, Alabama.

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

\$197,320.00 of the above-recited consideration is being paid in cash.

Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 4<sup>th</sup> day of March, 2024, and recorded in Inst. No. 20240306000060650 in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Du T. Le to Regions Bank d/b/a Regions Mortgage, recorded in Inst. No. 20230623000187500, 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, her 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 30<sup>th</sup> day of January, 2025.

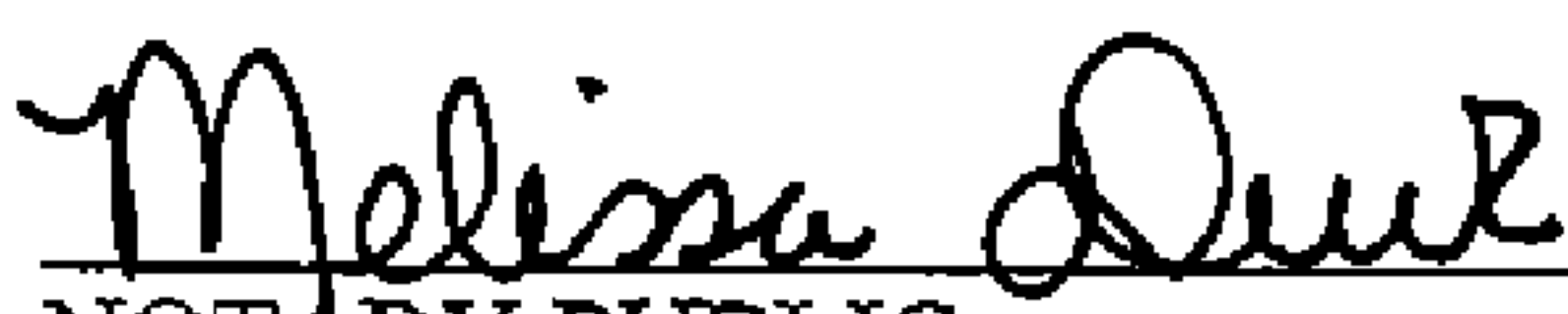
**REGIONS BANK**

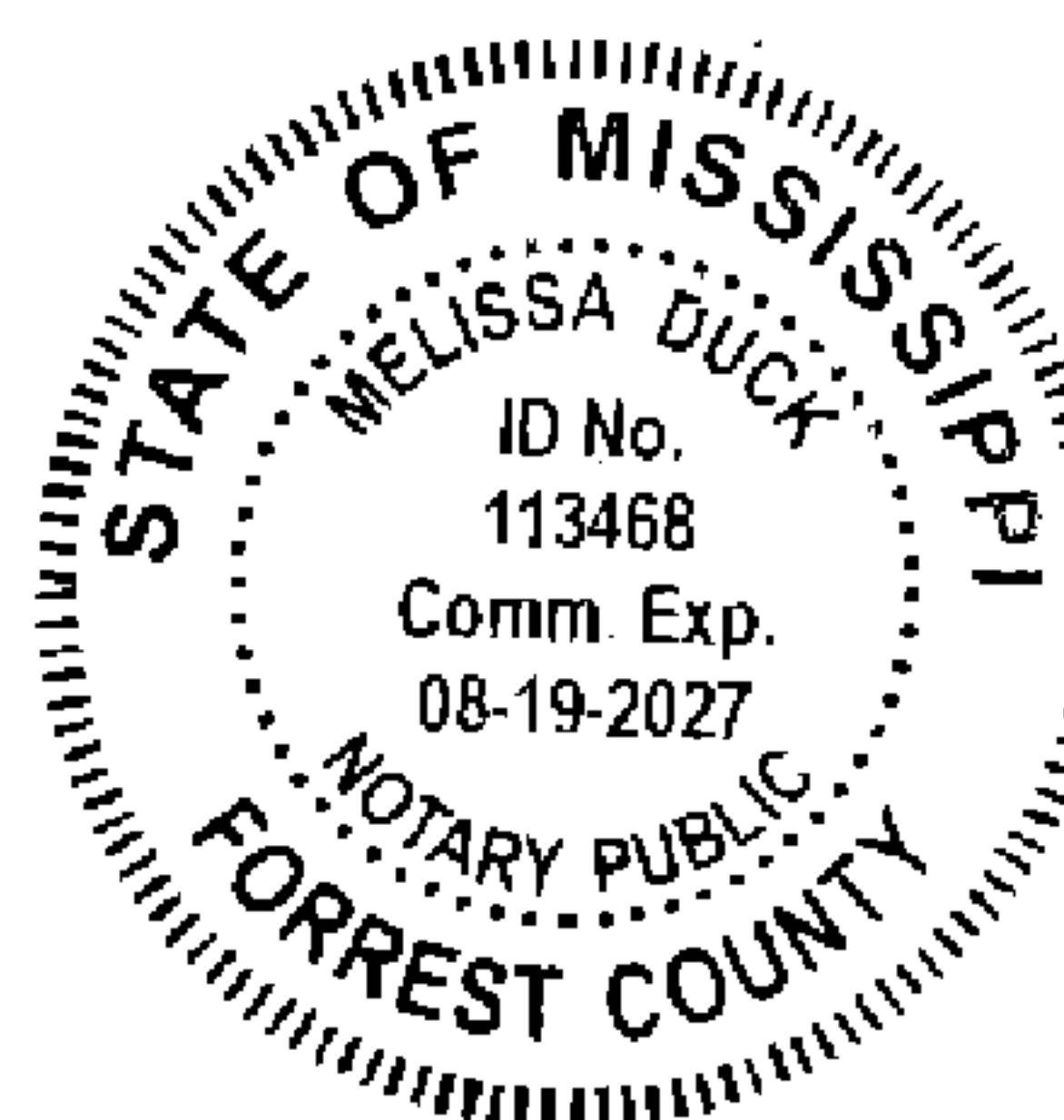
  
By: **JEFF KEYSEEAR**  
Its: **Vice President**

STATE OF MISSISSIPPI                    )  
  )  
COUNTY OF Lamar                    )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JEFF KEYSEEAR**, 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 30<sup>th</sup> day of January, 2025

  
NOTARY PUBLIC  
My commission expires: 8/19/2027



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>REGIONS BANK</u>	Grantee's Name	<u>GLENDA BROWN</u>
Mailing Address	<u>5214 LINCOLN RD</u> <u>HATTIESBURG, MS 39402</u>	Mailing Address	<u>606 VILLAGE WAY</u> <u>PELHAM, AL 35124</u>
Property Address	<u>455 SAVANNAH COVE</u> <u>CALERA, AL 35040</u>	Date of Sale	<u>January 31, 2025</u>
		Total Purchase Price	<u>\$197,320.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

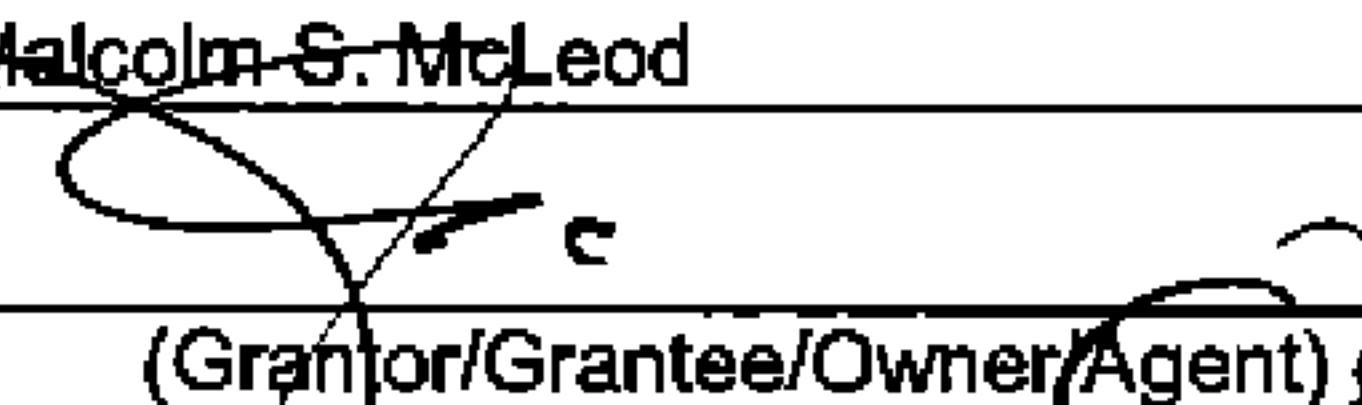
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

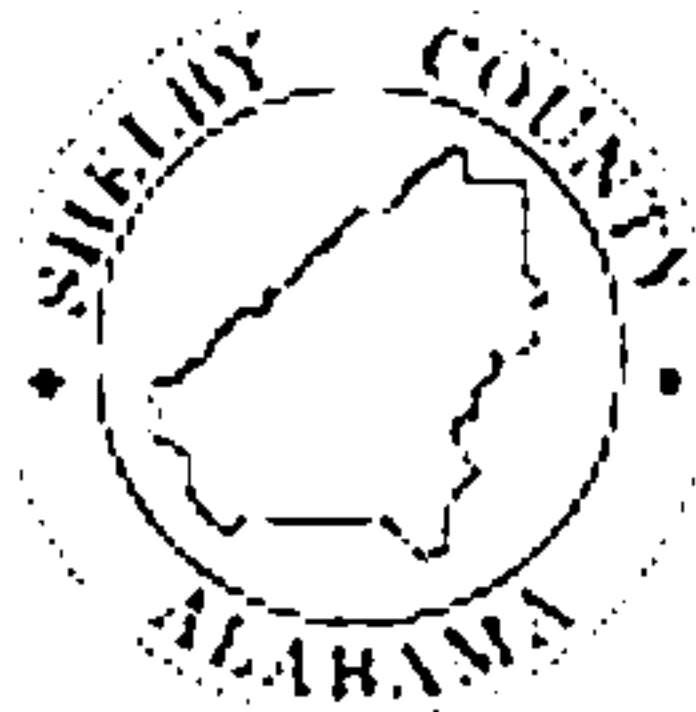
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	<u>January 31, 2025</u>	Print	<u>Malcolm S. McLeod</u>
<u>Unattested</u>		Sign	<u></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/03/2025 03:14:08 PM  
 \$225.50 PAYGE  
 20250203000033110

*Allen S. Bevil*