

**SPECIAL WARRANTY DEED** JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA  
County of Shelby  
Presents:

Send Tax Notice To:  
Darin Persinger and Karen Persinger  
2096 GREY OAKS TERRACE  
PELHAM AL 35124

THAT IN CONSIDERATION OF FIVE HUNDRED FORTY THOUSAND AND 00/100  
(\$540,000.00 ) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Regions Bank (herein referred to as grantors) do grant, bargain, sell and convey unto Darin Persinger and Karen Persinger (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 732, according to the Final Plat of Grey Oaks Subdivision, Sector 7, as recorded in Map Book 55, Page 88 A and B, in the Probate Office of Shelby County, Alabama.**

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$340,000.00 of the Purchase price was obtained by a Purchase Money Mortgage filed 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 any dwelling house located on said property. Any improvements conveyed hereby are conveyed by Grantor without warranty, expressed or implied, or representation of any kind or nature and are conveyed in their "AS IS" condition with all faults. No personal property is conveyed hereby, and Grantee assumes all responsibility for personal property located on the Property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

**Alabama:**

The grantee accepts the property subject to all outstanding rights of redemption and any adverse claims asserted by prior owner(s), and all others lawfully entitled to redeem under Alabama law, from the foreclosure sale evidenced by the foreclosure deed recorded JULY 31, 2025.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), THIS THE 15<sup>th</sup> DAY OF JANUARY 2026

Regions Bank

Shannon Stuart  
BY: SHANNON STUART  
Its: Vice President

STATE OF MS  
COUNTY OF Lamar

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that SHANNON STUART whose name as Vice President of Regions Bank 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15<sup>th</sup> day of JANUARY 2026

Joseph Brumfield Bennett  
Notary Public  
My Commission Expires: 8-4-28

Prepared by:  
Jeremy Lee Parker  
Parker Law Firm, LLC  
1320 Alford Ave Ste 102  
Birmingham, AL 35226



