

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/24/2014 1:33 PM
DEED TAX \$ 255.00
TOTAL \$ 267.00
2 Pages

1487338

Special Warranty Bill of Sale



State of Alabama
County of Baldwin

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Fifty Five Thousand and 00/100 Dollars (\$255,000.00) cash in hand paid to

REGIONS BANK dba REGIONS MORTGAGE

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey the improvements and transfers its leasehold interest unto said

PHILIP A. SANDBERG and SUSAN M. BROWN-SANDBERG

jointly for and during their joint lives and at the death of either of them, then to the survivor of them

(hereinafter called "Grantees"), to the following described real estate lying in Baldwin County, Alabama, to-wit:

Lot Two (2), Block Forty-five (45), Division Four (4), of the land of lessor in the City of Fairhope, Alabama as per its plat thereof filed for record September 13, 1911, Misc. Book 1, Pages 320-21, Probate Records, Baldwin County, Alabama, Section 17, T6S, R2E, Baldwin County, Alabama; AND ALSO the South 100 feet of the East 132 feet of the East 132 feet of the West 231 feet of Lot eight (8), Green Subdivision, lands of the Fairhope Single Tax Corporation, Section 17, Township 6 South, Range 2 East, Baldwin County, Alabama.

SUBJECT, HOWEVER, TO THE FOLLOWING:

- 1. Terms and conditions of that certain 99 year lease from Fairhope Single Tax Corporation.**

TO HAVE AND TO HOLD unto the said Grantee, their heirs and assigns, in leasehold forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Warranty Bill of Sale, 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 of 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 same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

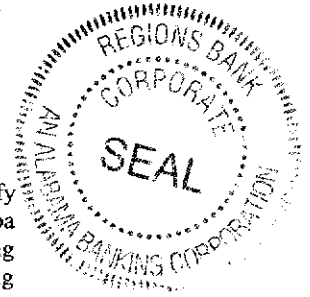
IN WITNESS WHEREOF, REGIONS BANK dba REGIONS MORTGAGE, has caused these present to be executed in its name and on its behalf as aforesaid, on this 14th day of November, 2014.

REGIONS BANK dba REGIONS MORTGAGE

BY: [Signature]
ITS: Steven Puser, VP

State of MS
County of Fairmont

I, the undersigned Notary Public, in and for said State and County, hereby certify that Steven Puser as Vice President of Regions Bank dba Regions Mortgage, the Grantor herein, 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 conveyance, he/she, with full power and authority, executed the same voluntarily on the day same bears date.



Given under my hand and seal this 19th day of November, 2014.

[Signature]
NOTARY PUBLIC, STATE AT LARGE

My commission expires:

2/4/17

Grantors address: _____

Grantees address: P.O. Box 136, Hammond Sport, NY 14640

The within instrument prepared by:
Kopesky & Britt, LLC
P. O. Box 1138
Fairhope, AL 36533