20060119000030900 1/2 $479.00
Shelby Cnty Judge of Probate, AL
01/19/2006 03:19:27PM FILED/CERT

Send Tax Notice To:
VIP Homes, LLC
P.O. Box 36243
Birmingham, AL 35236

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER, &KIMBROUGH, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **Four Hundred Sixty-Five Thousand and 00/100 ($465,000.00) Dollars** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Regions Bank,** (herein referred to as Grantor) does grant, bargain, sell and convey unto **VIP Homes, LLC, an Alabama Limited Liability Company** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lots 121 and 130, according to the Final Plat Lakewood, Phase 1, as recorded in Map Book 33, Page 19, in the Probate Office of Shelby County, Alabama.

1. Subject to all rights outstanding by reason of statutory right of redemption from foreclosure of that certain mortgage given by Old Traditional Homes, Inc. to Regions Bank, recorded in Instrument #2004-49304, in the Probate Office of Shelby County, Alabama, said foreclosure being evidenced by foreclosure deed to Regions Bank recorded in Instrument #2005-60621 (as to Lot 121) in said Probate Office.

2. Subject to all rights outstanding by reason of statutory right of redemption from foreclosure of that certain mortgage given by Old Traditional Homes, Inc. to Regions Bank, recorded in Instrument #2004-49350 in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosuredeed to Regions Bank, recorded in Instrument #2005-60622 (as to Lot 130) in said Probate Office.

3. Subject to general and special taxes for the current year and subsequent years.

4. Subject to Storm Water Run-Off Control in Instrument #2004-35579.

5. Subject to Riparian and other rights created by the fact that the subject property fronts on Lake (Lot 121).

6. Subject to Restrictions as shown on recorded maps(s).

7. Subject to easements and building line as shown on recorded map.

8. Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in instrument #1997-9552 (as to 50%) and Instrument #2000-4450.

9. Subject to reservations and agreements as set out in Instrument #1997-9552.

10. Subject to reservations and rights as set out in Instrument #2000-4550 and Instrument #2001-27341.

11. Subject to release of damages as set out in Instrument #2000-4550 and Instrument #2001-27341.

12. Subject to Memorandum of supply agreement and rights of first offer as set out in Instrument #2000-4550 and Instrument #2001-27341.

13. Subject to all other existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

NOTE: This is a cash sale.

NOTE: This is not the homestead of the Grantor or the Grantee.

TO HAVE AND TO HOLD unto the said Grantee, it successors and assigns, forever.

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Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, this 18 day of January, 2006.

REGIONS BANK

BY: _____
Tommy Thornton, Assistant Vice President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tommy Thornton, whose name as Assistant 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 and with full authority as Assistant Vice President of Regions Bank, executed the same voluntarily on the date the same bears date as the act of said Regions Bank.

Given under my hand and official seal, this 18 day of January, 2006.

_____
Notary Public

My commission expires: 5/21/07

Shelby County, AL 01/19/2006
State of Alabama

Deed Tax:$465.00