

PID#

CORPORATE FORM SPECIAL WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Eight Hundred Seventy Nine Thousand Nine Hundred and 00/100 (\$879,900.00) Dollars

in hand paid to the undersigned

Regions Bank, as Attorney in Fact for Liquidation Properties, Inc.

(herein referred to as Grantor) who does, by these presents, hereby grant, bargain, sell and convey unto

Larry G. Boggs and wife, Mindy M. Boggs

(herein referred to as Grantee), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama, TO WIT:**

Lot 52, according to the Survey of Greystone 5th Sector, Phase I, as recorded in Map Book 17, Page 72 A, B & C in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, Page 260, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

Property address: 1084 Greymoor Road, Birmingham, AL

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2007, and subsequent years, not yet due and payable.

Subject to Mineral and Mining Rights of record and all rights and privileges incident thereto.

Subject to all rights of redemption arising out of that certain foreclosure deed recorded on August 10, 2007 as Instrument # 20070810000378920 in the Office of the Judge of Probate of Shelby County, Alabama, said rights due to expire on or about 7/31/08.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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(s) 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.

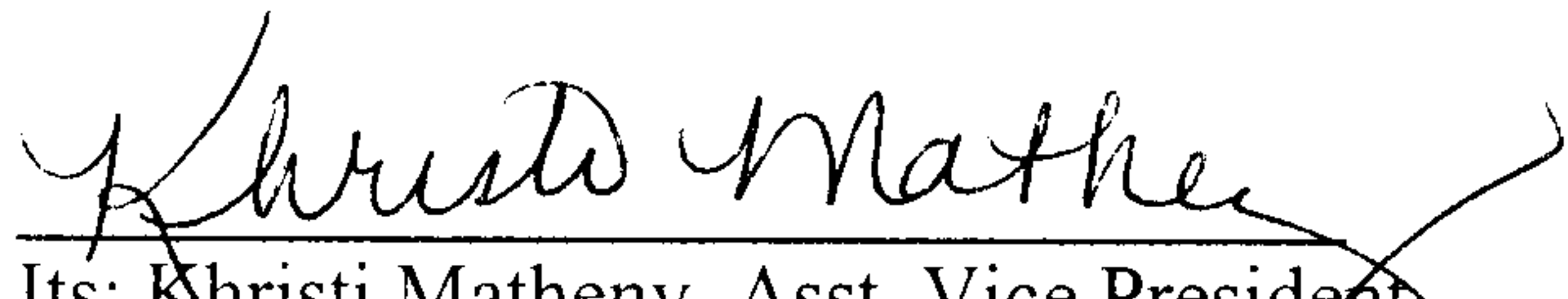
TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

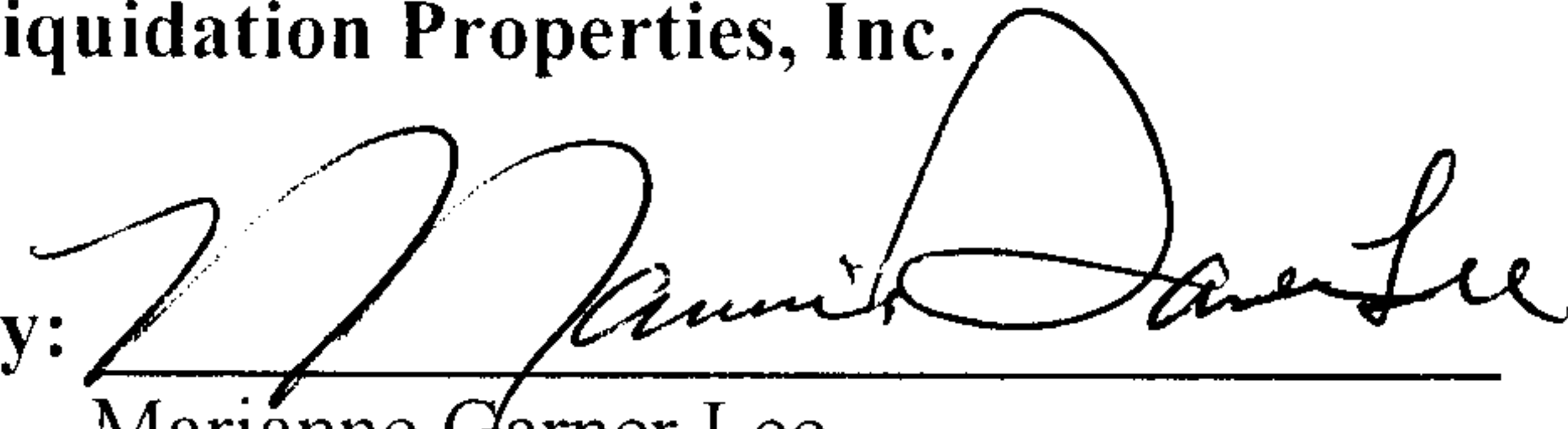
AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said Grantor by its Vice President, who is authorized to execute this conveyance, hereto set its signature and seal this the 19th day of February, 2008.

Attest:

Regions Bank, as Attorney in Fact for
Liquidation Properties, Inc.


Its: Khristi Matheny, Asst. Vice President

By: 
Marianne Garner Lee
Its: Vice President

State of Mississippi:
County of Forrest:

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Marianne Garner Lee and Khristi Matheny whose names as Vice President and Assistant Vice President of **Regions Bank**, as Attorney in Fact for Liquidation Properties, Inc., are signed to the foregoing conveyance, and who are known to me, acknowledged before on this day that, being informed of the contents of the conveyance, they as such officers, and with full authority, executed the same voluntarily for, and as the act of, said Corporation on the day the same bears date.

Given under my hand and official seal this the 19th day of February, 2008.


Notary Public
My Commission Expires: **MY COMMISSION EXPIRES JUNE 15, 2010**

This Instrument Prepared By:
Regions Mortgage
215 Forrest Street
Hattiesburg, MS 39401

