

Send Tax Notice to:  
**Leo Huang**  
**2123 Lake Heather Way**  
**Hoover, Alabama 35242**

This Instrument Prepared By:  
Martha R. Cook  
McCallum Hoaglund Cook & Irby, LLP  
905 Montgomery Highway, Suite 201  
Vestavia Hills, Alabama 35216

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, in consideration of the payment of the sum of **Eight Hundred Ninety-Thousand and 00/100 Dollars (\$890,000.00)** to the undersigned grantor, **Regions Bank, Successor by merger to AmSouth Bank**, herein referred to as "Grantor," paid by the grantees herein, the receipt of which is acknowledged by the Grantor, Grantor does hereby grant, bargain, sell, and convey unto **Shu Chu Yang**, a married woman, and **Leo Huang**, an unmarried man, herein referred to collectively as "Grantees," the following described property to wit:

Lot 10, according to the Survey of Lake Heather Estates, as recorded in Map Book 16, Page 121, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following: (1) any and all ad valorem taxes owed; (2) any existing easements, restrictions, set back lines, or limitations, if any, of record; and (3) any statutory right(s) of redemption available under Alabama or federal laws as a result of the purchase of the property at a mortgage foreclosure sale held on September 18, 2007 to Regions Bank, Successor by merger to AmSouth Bank, as evidenced by a mortgage foreclosure deed recorded in Shelby County Probate Court in Instrument No. 20071018000484370.

This property is not the homestead of Grantor.

TO HAVE AND TO HOLD, to the said Grantees, their heirs, assigns, and successors, forever.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this 4<sup>th</sup> day of September, 2008.

Regions Bank, Successor by merger to AmSouth Bank

By:   
William D. Beard

Its:  
Vice President, Special Assets Officer, II

Shelby County, AL 09/12/2008  
State of Alabama  
Deed Tax: \$890.00



20080912000363350 2/2 \$904.00  
Shelby Cnty Judge of Probate, AL  
09/12/2008 02:05:39PM FILED/CERT

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William D. Beard, whose name as Vice President for Regions Bank, Successor by merger to AmSouth 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 for Regions Bank, Successor by merger to AmSouth Bank and with full authority, executed the same voluntarily and as the act of said corporation.

Given under my hand and official seal this 4<sup>th</sup> day of September, 2008.

Notary Public

My Commission Expires: 5/29/12