INVESTOR NUMBER: 011-6570240-734

Regions Bank dba Regions Mortgage CM #: 189340

MORTGAGOR(S): SHANNON MILLER

THIS INSTRUMENT PREPARED BY: Andy Saag Sirote & Permutt, P.C. 2311 Highland Avenue South P. O. Box 55727 Birmingham, AL 35255-5727

STATE OF ALABAMA

COUNTY OF SHELBY



Shelby Cnty Judge of Probate, AL 07/06/2011 12:11:40 PM FILED/CERT

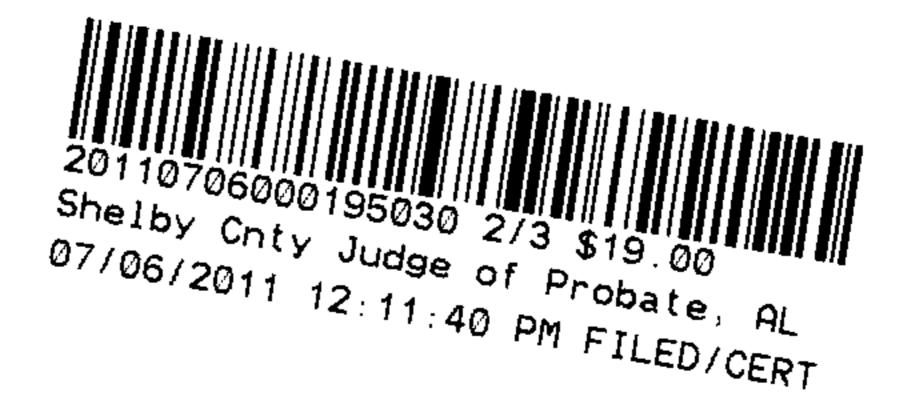
SPECIAL WARRANTY DEED

KNOW A LL M EN BY T HESE P RESENTS: That, for and in c onsideration of O ne D ollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, Regions Bank d/b/a Regions Mortgage, does hereby grant, bargain, sell, and convey unto Grantee, The Secretary of Housing and Urban Development, his Successors and Assigns, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Unit 72, Building 18, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded 20070606000263790, 4th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded

20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080411000148760, Ninth amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360, Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, Eleventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20081223000473570, Twelfth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030, Thirteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180, and any amendments thereto, to which Declaration of C ondominium a plan is attached as E xhibit H C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium. in Map Book 38, page 77, 1st Amended Condominium Plat of Edenton. a condominium as recorded In Map Book 39, Page 4, 2nd Amended Condominium Plat of Edenton, a Condominium as recorded In Map Book 39, Page 79, 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137, 4th Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 40, Page 54. and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association Inc as recorded In Instrument 20070425000639250, In the Office of the Judge of Probate of Shelby County, Alabama. and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.



IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

RECIONS RANK D/R/A DECIONS

	MORTGAGE
	By: DEBBIE FLY Its: Asst Vice President
STATE OFTENN	
COUNTY OF SHELBY,)
Regions Mortgage, is signed to the facknowledged before me on this day that	name as Asst Vice President of Regions Bank d/b/a foregoing conveyance, and who is known to me, it, being informed of the contents of the conveyance, with full authority, executed the same voluntarily for ent
Given under my hand this the 21 day of	<u>Auna</u> , 2011.
	Notary Public
	My Commission Expires: 12 4
Grantee's Address: Secretary of Housing and Urban Development c/o Michaelson, Connor & Boul 4400 Will Rogers Parkway	ONIA MOOR
Suite 300 Oklahoma City, OK 73108-183	STATE OF TENNESSEE NOTARY PUBLIC

20110706000195030 3/3 \$19.00 Shelby Cnty Judge of Probate, AL 07/06/2011 12:11:40 PM FILED/CERT

My Commission Expires Dec. 14, 2014