

4510,000
Value

Send Tax Notice to:

PID# Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243
BHM1200370

CORPORATE FORM SPECIAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash, and other good and valuable considerations in hand paid to the undersigned Regions Bank d/b/a Regions Mortgage (herein referred to as Grantor) who does, by these presents, hereby grant, bargain, sell and convey unto, Selene RMOF II REO Acquisition II LLC, (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:**

SEE ATTACHED EXHIBIT "A"

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2011, 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 June 24, 2011 in the Office of the Judge of Probate of Shelby County, Alabama, in Document Number 20110624000184730.

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 9th of March, 2012.

Regions Bank, d/b/a Regions Mortgage

By: [Signature]
Steven Purser
Its: Vice President

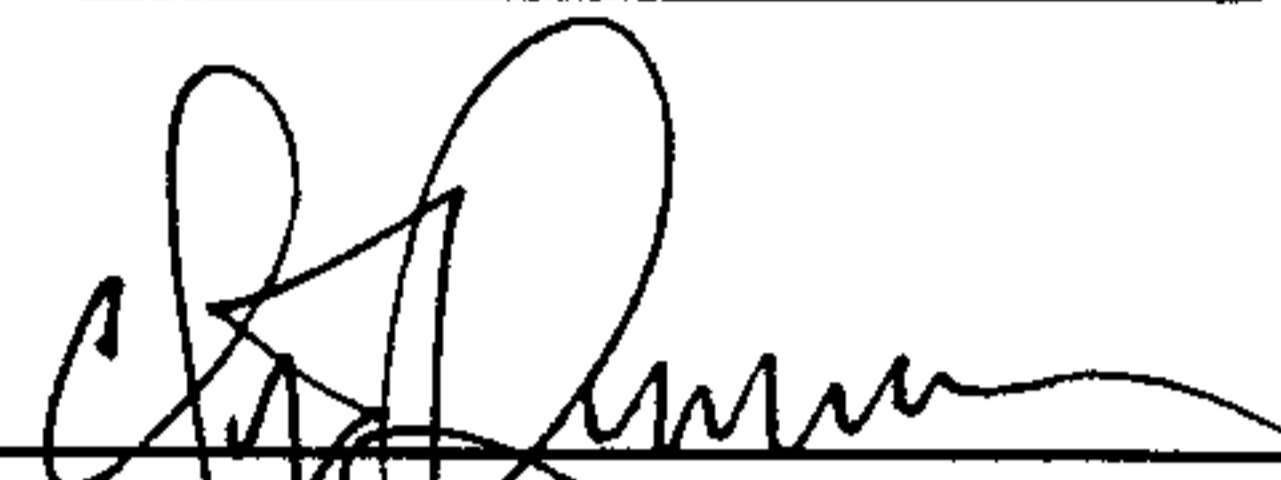

20120706000240040 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
07/06/2012 02:28:24 PM FILED/CERT

Shelby County, AL 07/06/2012
State of Alabama
Deed Tax: \$10.00

State of Mississippi:
County of Forrest:

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Steven Purser**, whose name as **Vice President** of **Regions Bank, d/b/a Regions Mortgage** is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily for and on behalf of said corporation, and with full authority on the day the same bears date.

Given under my hand and official seal this the 9th day of March, 2012.



Notary Public
My Commission Expires: Aug 17, 2014

This Instrument Prepared By:

Regions Bank

215 Forrest Street

Hattiesburg, MS 39401



20120706000240040 2/3 \$28.00
Shelby Cnty Judge of Probate, AL
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Exhibit A

Lot 477, according to the survey of Waterford Highlands, Sector 2 Phase I, as recorded in Map Book 30, Page 110, in the Probate Office of Shelby County, Alabama.



20120706000240040 3/3 \$28.00
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