

This instrument was prepared by:  
John R. Holliman  
2491 Pelham Pkwy  
Pelham, Alabama 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$105,000.00 DOLLARS to the undersigned grantor, Regions Bank, a corporation organized and existing under the laws of the State of Alabama, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Rodney Paul Collins

(herein referred to as GRANTEES), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 60, according to the Survey of Spring Gate Estates, Phase One, as recorded in Map Book 19, Page 23 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record. (3) All rights of redemption arising from that certain foreclosure deed recorded in instrument # 1997-37884. Said rights expire one year from the date of foreclosure, i.e., 11-20-98.

\$99750.00 of the purchase price was paid from a purchase money first mortgage executed and recorded simultaneously herewith.

AND, the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above-described property is or may be in any manner encumbered or charged, and that the Grantor will WARRANT AND DEFEND the above-described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President who are authorized to execute this conveyance, have hereunto set their signatures and seals, this the 1st day of July, 1998.

Attest

REGIONS BANK

✓ BY: Ronald B. Roberts

Its:

Its: Vice President

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Ronald B. Roberts whose name as Vice President of REGIONS BANK, a corporation organized and existing under the laws of the State of Alabama, and whose name 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 said conveyance, he/she, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 1st day of July, 1998.

Catherine M. Scott  
NOTARY PUBLIC

8-3-98

Inst # 1998-26930

07/16/1998-26930  
08:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
\$14.00