

STATE OF ALABAMA

SHELBY COUNTY

Actual
Value
\$47,000.00

REDEMPTION DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars to Regions Bank, an Alabama state bank, as Trustee for Alabama Housing Finance Authority, a public corporation and instrumentality of the State of Alabama ("Grantor") paid by Grantees, the receipt and sufficiency whereof are hereby acknowledged, Grantor does remise, release and quitclaim unto Kevin V. Sanderson and Valerie S. Sanderson (collectively referred to herein as "Grantees"), their heirs and assigns, the following described real situated in Shelby County, Alabama, to-wit:

Lot 80, less and except the North 5 feet, according to the Survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7, page 62, in the Probate Office of Shelby County, Alabama.

Grantor makes no warranties whatsoever regarding title to the above-described property. This conveyance is made subject to any and all easements, restrictions, reservations, rights-of-way, and any and all other matters appearing of record affecting the above-described property.

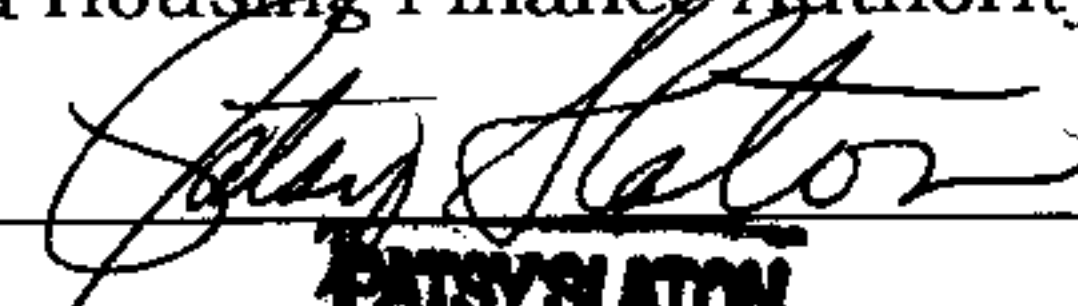
To have and to hold unto Grantees, their heirs and assigns forever.

This is a deed of redemption for the purpose of redeeming the property described herein from the foreclosure evidenced by that certain Mortgage Foreclosure Deed dated August 20, 1998, and recorded as Instrument Number 1998-32414, in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, Grantor has executed and delivered this Redemption Deed on this the 21st day of September, 1998.

Regions Bank, as Trustee for
Alabama Housing Finance Authority,

By:


PATSY SLATON

as _____ of Regions Bank

VICE PRESIDENT/
CORPORATE TRUST OFFICER

09/30/1998-38211
03:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HEL 38.00

Inst # 1998-38211

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Patsy Slaton, whose name as VP/CTO of Regions Bank, an Alabama state bank, as Trustee for Alabama Housing Finance Authority, a public corporation and instrumentality of the state of Alabama, 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 the foregoing instrument, s(he), as such VP/CTO and with full authority, executed the same voluntarily on behalf of said state bank acting in its capacity as trustee for the said public corporation and instrumentality of the state of Alabama on the date hereof.

Given under my hand and official seal this 21st day of September, 1998.

Lois Louise Kopki

Notary Public

My Commission Expires: 10-21-98

(SEAL)

This instrument prepared by:
Robert D. Rives
Capell, Howard, Knabe & Cobbs, P.A.
Post Office Box 2069
Montgomery, Alabama 36102-2069

Inst # 1998-38211

09/30/1998-38211
03:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HEL 50.00