

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

REGIONS BANK

(Name)

(Address)

P.O. Box 216

Delham AL 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY THOUSAND and 00/100----- (\$150,000.00)----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **UNITED INSURANCE GROUP TRUST AS TRUSTEE OF STAR ENTERPRISES, AN IRREVOCABLE TRUST**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

REGIONS BANK

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lot 2 and a part of Lot 3, in the Survey of Storrs and Troy Addition to Montevallo, as recorded in Map Book 3 page 3 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows: Beginning at the Southwest corner of Lot 2 of said Storrs and Troy Subdivision, said point also being the Northeast corner of North Branch Street and Island Street in the Town of Montevallo, Alabama and run thence Northeasterly along the North line of Island Street a distance of 193.73 feet to a steel pin corner; thence turn 90 deg. 25 min. 45 sec. left and run 156.18 feet to a steel pin corner; thence turn 89 deg. 35 min. 23 sec. left and run 192.76 feet to a steel pin corner of the Northerly line of North Branch Street; thence turn 90 deg. 03 min. 16 sec. left and run Southeasterly along the North line of said North Branch Street 156.11 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

- Taxes for the year 2000 and subsequent years.
- Right(s)-of-Way(s) granted to City of Montevallo by instrument(s) recorded in Deed Book 230 page 649 in Probate Office.

05/10/2000-15549

02:41 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 HNS 161.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of APRIL, 19 2000

UNITED INSURANCE GROUP TRUST AS TRUSTEE OF STAR ENTERPRISES, AN IRREVOCABLE TRUST

(Seal)

BY: DOUGLAS J. CARPA

ITS: TRUSTEE

(Seal)

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ ARIZONA

Maricopa

County

General Acknowledgment

I, Robert L. Stanford

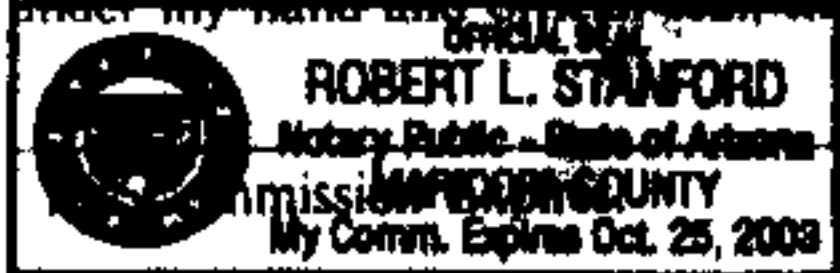
a Notary Public in and for said County,

in said State, hereby certify that Douglas Carpa

whose name(s) 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.

executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of April, 2000



Robert L. Stanford
Notary Public

Inst # 2000-15549

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ACKNOWLEDGMENT IN REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that **DOUGLAS A. CARPA** whose name as Trustee for **UNITED INSURANCE GROUP TRUST AS TRUSTEE OF STAR ENTERPRISES, AN IRREVOCABLE TRUST**, 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 this conveyance, he in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of April, 2000.



Robert L. Stafford
Notary Public
My Commission Expires:

Inst # 2000-15549

05/10/2000-15549
02:41 PM CERTIFIED
GILLY COUNTY JUDGE OF PROBATE

002 NIS 161.00