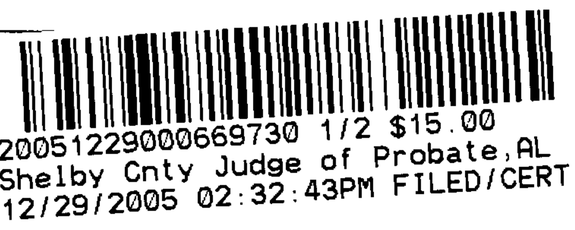
Send Tax Notice To:
Baker & Evans Development, Inc.



This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER, &KIMBROUGH, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **One Hundred Fifty-Five Thousand and 00/100 ($155,000.00) Dollars** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Regions Bank,** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Baker & Evans Development, Inc.,** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lots 210, 211 and 226, according to the Final Plat Lakewood, Phase 2, as recorded in Map Book 35, Page 42, in the Probate Office of Shelby County, Alabama.

1. Subject to general and special taxes for the current year and subsequent years.

2. Subject to all rights outstanding by reason of statutory right of redemption from foreclosure of that certain mortgage given by Old Traditional Homes, Inc. to Regions Bank, recorded in Instrument #2005-39941, in the Probate Office of Shelby County, Alabama, said foreclosure being evidenced by foreclosure deed to Regions Bank recorded in Instrument #2005-60620 in said Probate Office.

3. Subject to Riparian and other rights created by the fact that the subject property fronts on Lake (Lot 224).

4. Subject to Restrictions as shown on recorded maps(s).

5. Subject to Notes as shown on recorded map(s).

6. Subject to easements and building line as shown on recorded map.

7. Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in instrument #2001-27341 and Instrument #1997-9552.

8. Subject to reservations, agreements and rights as set out in Instrument #2001-27341.

9. Subject to all other existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

NOTE: $155,000.00 of the above-recited consideration was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, it successors and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, this 28th day of December, 2005.

REGIONS BANK

BY: Charles Elliott
Charles Elliott, Vice President

20051229000669730 2/2 $15.00
Shelby Cnty Judge of Probate,AL
12/29/2005 02:32:43PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles Elliott, whose name as Vice President of Regions Bank, 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 the conveyance and with full authority as Vice President of Regions Bank, executed the same voluntarily on the date the same bears date as the act of said Regions Bank.

Given under my hand and official seal, this 28th day of December, 2005.

Notary Public

My commission expires: 5/21/07