20060105000008900 1/1 $12.00
Shelby Cnty Judge of Probate,AL
01/05/2006 12:53:06PM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned Regions Bank, an Alabama banking corporation, d/b/a Regions Mortgage, (hereinafter called the "Grantor") has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D.C., his successors and assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

Lot 10, in Block 1, according to the Map of Southwind, First Sector, as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama.

FOR AD VALOREM TAX PURPOSES: Single Family Property Disposition Branch, 600 Beacon Parkway, West, Suite 300, Birmingham, Alabama 35209.

This Conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Secretary of Housing and Urban Development, his successors and assigns, forever.

IN WITNESS WHEREOF, Regions Bank, an Alabama banking corporation, d/b/a Regions Mortgage, as , has caused this conveyance to be executed in its name by its undersigned officer, this 10th day of March 2005.

REGIONS BANK, AN ALABAMA
BANKING CORPORATION,
D/B/A REGIONS MORTGAGE

BY: Debbie Fly
ITS: ASSISTANT VICE PRESIDENT

STATE OF TENNESSEE)
:
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DEBBIE FLY whose name as ASSISTANT VICE PRESIDENT of Regions Bank, an Alabama banking corporation, d/b/a Regions Mortgage, 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/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 10th day of March, 2005.

Paula Simmons
NOTARY PUBLIC
My Commission Expires: JULY 8, 2007

PAULA SIMMONS
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
JULY 08, 2007
SHELBY COUNTY, TENNESSEE

This instrument prepared by:
Bowdy J. Brown, Esq.
Rushton, Stakely, Johnston & Garrett
Post Office Box 270
Montgomery, Alabama 36101-0270
f:\gh\regions\DarbyT\swd.hud
Our File No.: 1004-6771 Loan No.4919973
FOR AD VALOREM TAX PURPOSES: Regions Bank d/b/a Regions Mortgage, Tax Department, 1900 Charles Bryan, Cordova, TN 38016