

20060223000089190 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/23/2006 04:17:29PM FILED/CERT

This instrument prepared by:
Jason B. Lutz
Morris, Schneider & Prior, L.L.C.
1587 NE Expressway
Atlanta, GA 30329

MSP File NO.: 221.0519916AL
Loan NO.: 0133232215

REDEMPTION DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENT

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, SunTrust Mortgage, Inc., (herein referred to as GRANTOR), a corporation, in hand paid by Renasant Bank, (herein referred to as GRANTEE), a corporation, the receipt of which is hereby acknowledged, the said Grantor does by these present grant, bargain, sell and convey unto said Grantee the following real estate situated in Shelby County, Alabama to-wit:

Lot 85, according to the Survey of Camden Cove, Sector 4, as recorded in Map Book 28, Page 128, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to:

1. Mortgage in favor of Heritage Bank filed 9/22/04 in the amount of \$43,000.00.

WHEREAS, the borrowers, Timothy M. Daw and Angelia Daw, entered into a mortgage with Aliant Mortgage Corporation, by instrument dated July 7, 2003, and recorded in Book 2003, Page 43473, and re-recorded in Real Property Book 2003, Page 52752, in the Office of the Judge of Probate for Shelby County, Alabama, which said mortgage was transferred and assigned to SunTrust Mortgage, Inc. on July 9th, 2003, in Book 2003 Page 52573; and

WHEREAS, the borrowers defaulted on said mortgage and note and said mortgage and note were duly foreclosed on January 5, 2006, pursuant to the terms of said mortgage and the laws of the State of Alabama.

NOW THEREFORE, the Grantee exercises its right to redeem said property pursuant to the laws of the State of Alabama and by virtue of their lien against said property and pays to Grantor \$123,927.34, (One Hundred Twenty-Three Thousand Nine Hundred and Twenty-Seven Dollars and Thirty-Four Cents), for such redemption.

TO HAVE AND TO HOLD to the said GRANTEE, heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, heirs and assigns, that it is lawfully seized in fee simple of said premises; that it has a good right to sell and convey the same aforesaid.

IN WITNESS WHEREOF, the said Grantor by its Officer

____Annette Holman-Foreman____, who is authorized to execute this conveyance, has hereto set its signature and seal, this 15th day of February, 2006.



By: Annette Holman-Foreman

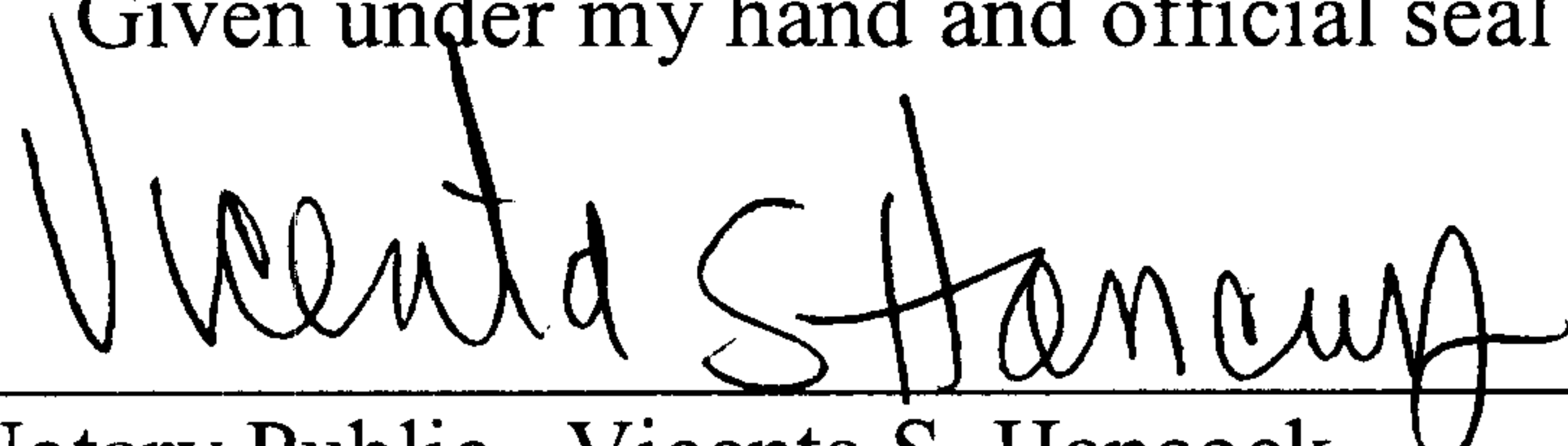
Its: Vice President _____

(Corporate Seal)

STATE OF Virginia _____
~~COUNTY~~ Richmond _____
City

I, Vicenta S. Hancock, a Notary Public in and for said County, in said State, hereby certify that Annette Holman-Foreman _____ whose name as Vice President (officer) of SunTrust Mortgage, Inc., 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 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 official seal this 15th day of February, 2006.



Notary Public Vicenta S. Hancock

(Notary Seal)

My Commission expires: