Deed Tax:\$10.00

20060512000226320 1/2 \$24.00 Shelby Cnty Judge of Probate, AL 05/12/2006 03:36:27PM FILED/CERT

STATUTORY WARRANTY DEED

410,00000

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Regions Bank, an Alabama Banking Corporation successor by merger with Union Planters Bank, National Association, hereinafter called the Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash, and other good and valuable considerations to said Grantor in hand paid by Mortgage Guaranty Insurance Corporation, hereinafter called the Grantee, the receipt of which is hereby acknowledged by the Grantor, does hereby, subject to the matters and things hereinafter set forth, grant, bargain, sell and convey unto the said Grantee, all that real property situate, lying and being in the County of Shelby, State of Alabama, described as follows, to-wit:

Lot 63, according to the Survey of Carrington – Sector II, as recorded in Map Book 25, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

Property address: 127 Carrington Lane, Calera, AL 35040.

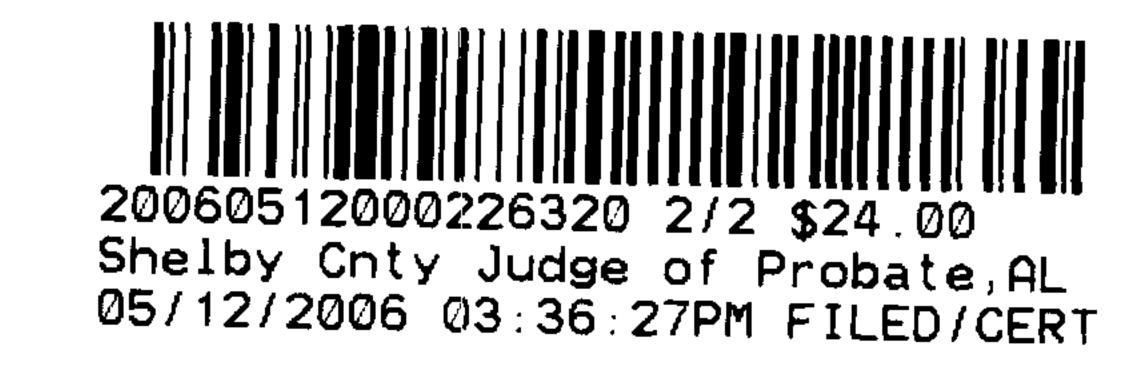
This conveyance is made subject to the following:

- 1. All taxes due during the year 2006, which are a lien, but not yet payable.
- 2. Excepting therefrom such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others than the grantors.
- 3. Easements, reservations, restrictions, right-of-way and setback lines as reserved and shown on record map of subdivision.
- 4. Any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America by virtue of that certain foreclosure evidenced by Foreclosure Deed dated November 10, 2005 recorded in the Probate Office of Shelby County, Alabama.

TOGETHER with all and singular the rights, privileges, tenements, hereditaments, members and appurtenances thereunto belonging or in anywise appertaining; **TO HAVE AND TO HOLD** the same unto the said Grantee

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as abovenoted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, thought, or under it, but against none other.

GRANTOR makes no representations or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.



IN WITNESS WHEREOF, the said Grantor has hereunto set his/her hand and seal on this the 1st day of February, 2006.

REGIONS BANK, AN ALABAMA BANKING CORPORATION

Its: Morgan/McCarty, Executive Vice President

(SEAL)

STATE OF MISSISSIPPI

COUNTY OF FORREST

(NOTARIAL SEAL)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Morgan McCarty, whose name as Executive Vice President of Regions Bank, an Alabama Banking Corporation is signed to the foregoing instrument, and who is know to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily for and on behalf of said corporation, and with full authority on the day the same bears date.

Given under my hand and official seal this the 1st day of February, 2006.

NOTARY PUBLIC

My Commission Expires: June 13, 2009