



20070608000269140 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/08/2007 01:40:29PM FILED/CERT

Send Tax Notice To:
Robert E. Brooks
Majorie Brooks
117 Ashford Lane
Alabaster, Alabama 35007-5160
File No. 07-091

Prepared By:
James R. Moncus, Jr.
✓ 1313 Alford Avenue
Birmingham, Alabama 35226

SPECIAL WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

Know all men by these presents, this deed made this the 25th day of May, 2007, by and between Regions Bank, a Corporation (herein referred to as Grantor) and Robert E. Brooks and Majorie Brooks, as joint tenants with right of survivorship (hereinafter referred to as Grantee);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of One Hundred Thirty Five Thousand Nine Hundred and No/100 Dollars (\$135,900.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship the following described real estate in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Second Addition to Ashford Heights, as recorded in Map Book 17, page 29, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantor herein described.

All rights of redemption arising from that certain foreclosure deed recorded in Instrument No. 20070328000140830. Said rights to expire March 28, 2008.

(\$135,900.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

To have and to hold unto the said Grantees, as joint tenants, with right of survivorship their heirs and assigns, forever.

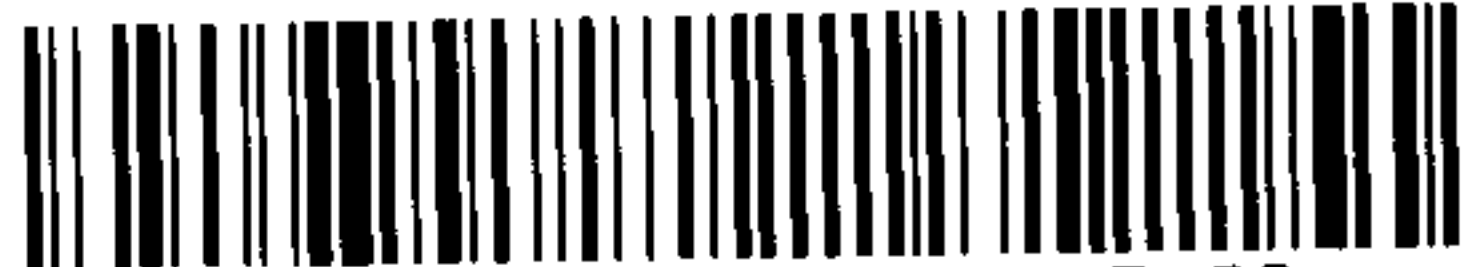
And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this Deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein abut not otherwise.

IN WITNESS WHEREOF, the Grantor, by Stanley E. Weir, its
Vice President, who is authorized to execute this conveyance, has hereunto set its signature
and seal, this the 25th day of May, 2007.

REGIONS BANK, A CORPORATION

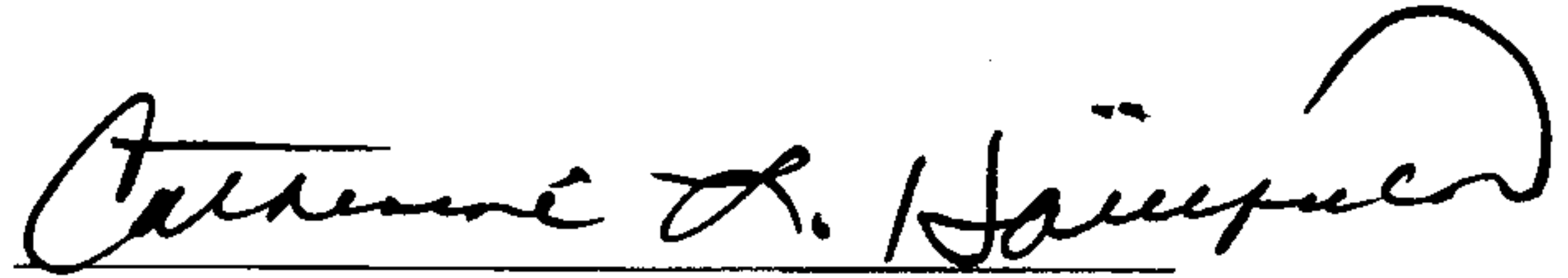
By: Stanley E. Weir
Its: Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON


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I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that
Stanley E. Weir, whose name as Vice President of Regions Bank, a
corporation, 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, 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 the 25th day of May, 2007.



NOTARY PUBLIC Catherine L. Hollifield
MY COMMISSION EXPIRES: 5-29-08