

Send Tax Notice To:  
Leah Y. Erickson  
801 Hillsboro Lane  
Helena, Alabama 35080  
File No. 07-092

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 3 / <sup>st</sup> day of May, 2007, by and between Regions Bank, a Corporation (herein referred to as Grantor) and Leah Y. Erickson, (hereinafter referred to as Grantee);

### WITNESSETH THAT:

The Grantor does hereby for and in consideration of Eighty Five Thousand and No/100 Dollars (\$85,000.00) 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 Grantee, the following described real estate in Shelby County, Alabama, to-wit:

**Lot 1A, according to a Resurvey of Lots 1-6, Block 3 of a Resurvey of Breckenridge Park, as recorded in Map Book 10, page 44, 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.

**(\$80,750.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)**

**All rights of redemption arising from that certain foreclosure deed recorded in Instrument No. 20070305000099160. Said rights to expire February 28, 2008.**

To have and to hold unto the said Grantee, their heirs and assigns, forever.

And the Grantor does hereby covenant with Grantee, 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 Grantor herein abut not otherwise.



IN WITNESS WHEREOF, the Grantor, by Rebecca S. West its  
Vice President, who is authorized to execute this conveyance, has hereunto set its signature  
and seal, this the 31<sup>st</sup> day of May, 2007.

REGIONS BANK, A CORPORATION

Rebecca S. West, R.

By: REBECCA S. WEST  
Its: VICE PRESIDENT  
REGIONS BANK

STATE OF FLORIDA  
COUNTY OF PINELLAS

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that  
Rebecca S. West, 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, 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 the 31<sup>st</sup> day of May, 2007.

Shelby County, AL 06/08/2007  
State of Alabama

Deed Tax: \$4.50

Lori Thomson  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 16, 2009

