


Send Tax Notice to:  
**Elizabeth Powell**

**PID# 23828000027001**

**CORPORATE FORM SPECIAL WARRANTY DEED**

**STATE OF ALABAMA  
JEFFERSON COUNTY**

  
20070627000301570 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
06/27/2007 10:22:37AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of

**Forty-Five Thousand Five Hundred and 00/100 (\$45,500.00) Dollars**

in hand paid to the undersigned

**Regions Bank, d/b/a Regions Mortgage**

an Alabama Banking Corporation, (herein referred to as Grantor) who does, by these presents, hereby grant, bargain, sell and convey unto

**Elizabeth Powell**

(herein referred to as Grantee), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, **TO WIT:**

**See Exhibit "A" Attached Hereto For Legal Description**

**\$40,500** of the above recited consideration was paid from the proceeds of a purchase money mortgage recorded simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2007, and subsequent years, not yet due and payable.

Subject to Mineral and Mining Rights of record and all rights and privileges incident thereto.

Subject to all rights of redemption arising out of that certain foreclosure deed recorded in Inst No 20070309000108070, said rights due to expire on or about 03/08/08.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**GRANTOR** makes no representation 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(s) have inspected and examined the property and are purchasing the same based on no representation or warranties, expressed or implied, made by Grantor, but on their own judgment.

**TO HAVE AND TO HOLD,** To the said Grantee, his, her or their heirs and assigns forever.

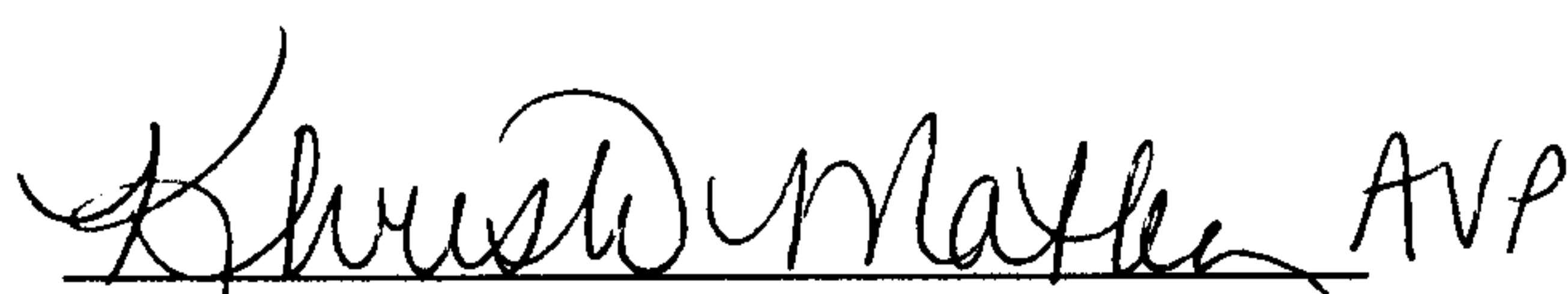
**AND THE GRANTOR, DOES HEREBY COVENANT** with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through,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

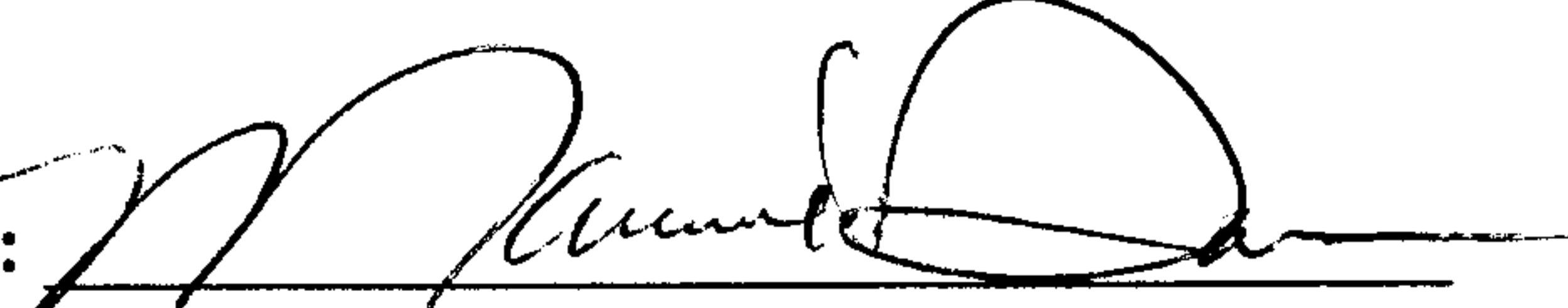
*Bear & Assoc.*

IN WITNESS WHEREOF, the said Grantor by its Vice President, who is authorized to execute this conveyance, hereto set its signature and seal this the 14<sup>th</sup> day of **June, 2007**.

Attest:

**Regions Bank, d/b/a Regions Mortgage**

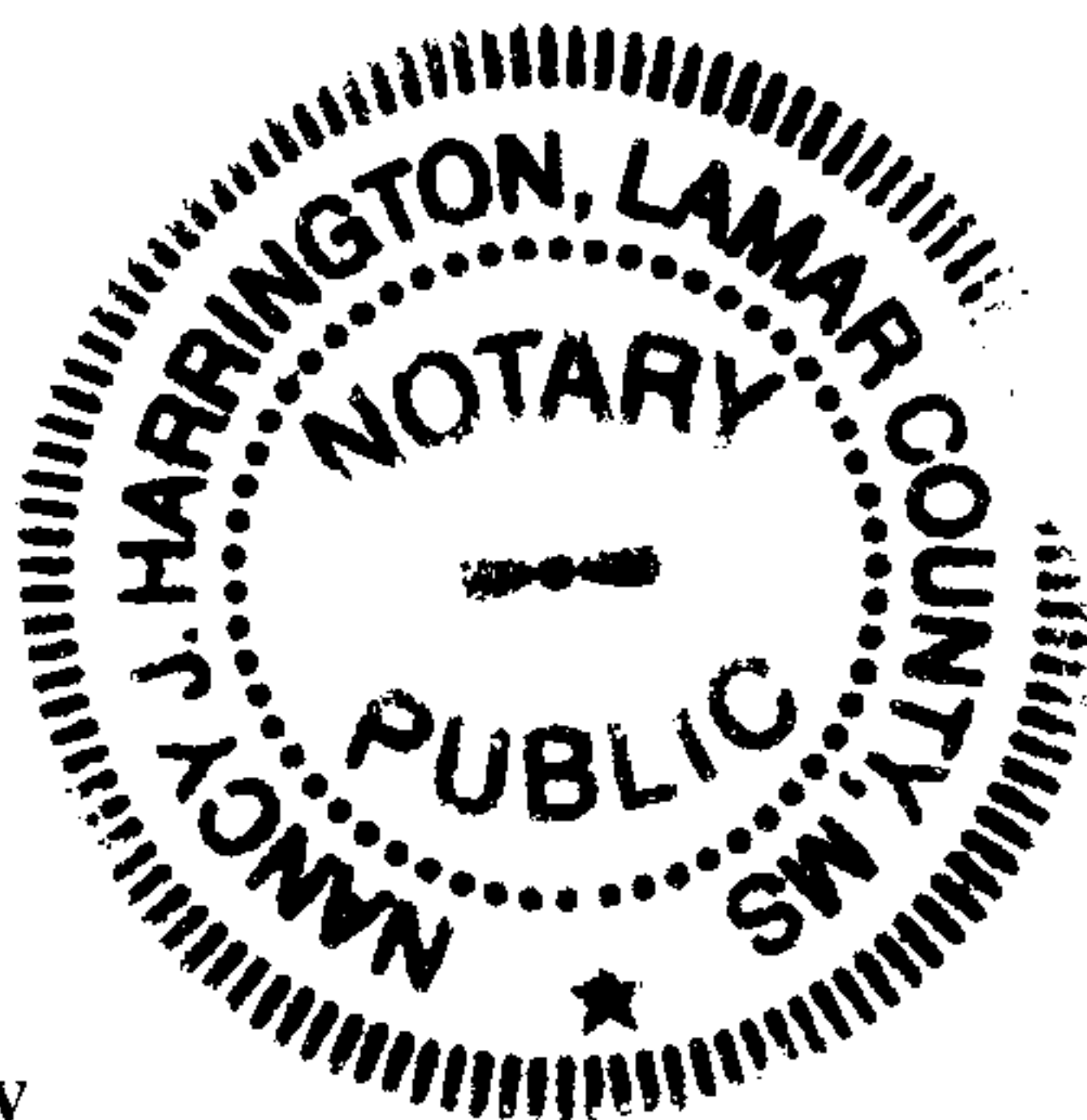
  
Its: Khristi Matheny, Asst. Vice President


By:   
Marianne Garner  
Its: Vice President

**State of Mississippi:**  
**County of Forrest:**

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Marianne Garner and Khristi Matheny whose names as Vice President and Assistant Vice President of **Regions Bank d/b/a/ Regions Mortgage** are signed to the foregoing conveyance, and who are known to me, acknowledged before on this day that, being informed of the contents of the conveyance, he/she/they as such officers, and with full authority, executed the same voluntarily for, and as the act of, said Corporation on the day the same bears date.


Given under my hand and official seal this the 14<sup>th</sup> day of **June, 2007**.



  
Notary Public  
My Commission Expires: **MY COMMISSION EXPIRES JUNE 15, 2010**

File No.: 07049RB

This Instrument Prepared By:  
**W. Russell Beals, Jr., Attorney**  
**Beals & Associates, P.C.**  
**4898 Valleydale Road, #B-3**  
**Birmingham, AL 35242**

  
20070627000301570 2/3 \$22.00  
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Shelby County, AL 06/27/2007  
State of Alabama

Deed Tax: \$5.00



**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF PROPERTY**

A part of the SE 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 3 West, Shelby County Alabama more particularly described as follows: Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 3 West, Shelby County Alabama and run East along the North line of said 1/4 1/4 section to the Eastern boundary line of Southern Railroad right of way to the Point of beginning of herein described property; thence run East along the North line of said 1/4 1/4 section a distance of 267.4 feet; thence South a distance of 104.3 feet; thence West to Eastern right of way of Southern Railroad; thence along the Easterly line of said right of way to Point of Beginning. Less and Except the Westerly 15 feet for road right of way; Also an Easement described as follows; Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 3 West and run in an Easterly direction along the North line thereof a distance of 50.00 feet to a point on the Easterly right of way of Southern Railway; thence turn right an angle of 101° 39' in a Southwesterly direction along said right of way a distance of 105.84 feet to Point of Beginning; thence continue last described course for a distance of 112.0 feet, more or less, to a point on the Northeasterly right of way line of Shelby County Highway No. 17, thence turn left 21° 10' in a Southeasterly direction along said highway right of way line a distance of 30.00 feet; thence turn left an angle of 148° 50' in a Northeasterly direction a distance of 140.00 feet; thence turn left an angle of 101° 39' in a Westerly direction a distance of 15.00 feet, more or less to the Point of Beginning.



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