


This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205


20070718000336420 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/18/2007 12:23:18PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA

COVINGTON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and 00/100 Dollars (\$1.00) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Regions Bank d/b/a Regions Mortgage, (hereinafter called "Grantor(s)"), hereby remise, release, quit claim, grant, sell and convey to Liquidation Properties, Inc., (hereinafter called "Grantee(s)"), all right, title, interest and claim in or to the following described real estate situated in Covington County, Alabama, to-wit:

Unit "D", Building 6, Phase II of Chandalar South Townhouses, located in the SW ¼ of the SE ¼ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said ¼-¼ section; thence in a Northerly direction along the East line of said ¼-¼ section, a distance of 980.76 feet; thence 90 degrees left, in a Westerly direction, a distance of 429.03 feet; thence 32 degrees 43 minutes 15 seconds left, in a Southeasterly direction, a distance of 115.2 feet; thence 90 degrees right in a Southwesterly direction a distance of 12.93 feet to the SE corner of said Unit "D" and the point of beginning; thence 101 degrees 42 minutes 15 seconds right, in a Northwesterly direction along the outside face of the Northeasterly wall and wood fence of said Unit "D", a distance of 58.15 feet to the corner of said wood fence; thence 90 degrees left, in a Southwesterly direction along the outside face of a wood fence that extends across the backs of Units "A", "B", "C" and "D", a distance of 9.4 feet to the SE corner of a storage building; thence 90 degrees right, in a Northwesterly direction along the Northeast outside wall of said storage building, a distance of 4.1 feet to the NE corner of said storage building; thence 90 degrees left, in a Southwesterly direction along the Northwest outside wall of said storage building, a distance of 6.0 feet to the NW corner of said storage building; thence 90 degrees left, in a Southeasterly direction along the Southwest outside wall of said storage building, a distance of 4.1 feet to a point on the outside face of said wood fence that extends across the backs of Units "A", "B", "C" and "D", thence 90 degrees right in a Southwesterly direction along the outside face of said wood fence, a distance of 8.1 feet to the centerline of a wood fence common to Units "C" and "D", thence 90 degrees left, in a Southeasterly direction along the center line of said wood fence and also the centerline of a party wall and wood fence common to Units "C" and "D", a distance of 67.7 feet to a point on the outside face of a wood fence that extends across the fronts of Units "A", "B", "C", and "D", thence 90 degrees left, in a Northeasterly direction along the outside face of said wood fence across the front of Unit "D", a distance of 23.5 feet to the corner of said wood fence; thence 90 degrees left, in a Northwesterly direction along the outside face of a wood fence on the Northeast side of Unit "D", a distance of 9.55 feet to the point of beginning, and recorded in Map Book 7, Page 166, in the Probate Office of Shelby County, Alabama.

The Purpose of this
document is to clear
the chain of Title

TO HAVE AND TO HOLD to the said Grantee(s) forever.

Given under my hand(s) and seal(s) this 15TH of DECEMBER, 2006.

Regions Bank d/b/a Regions Mortgage

By: [Signature] EVP

(Attest) By Its: [Signature] Matheny, AVP

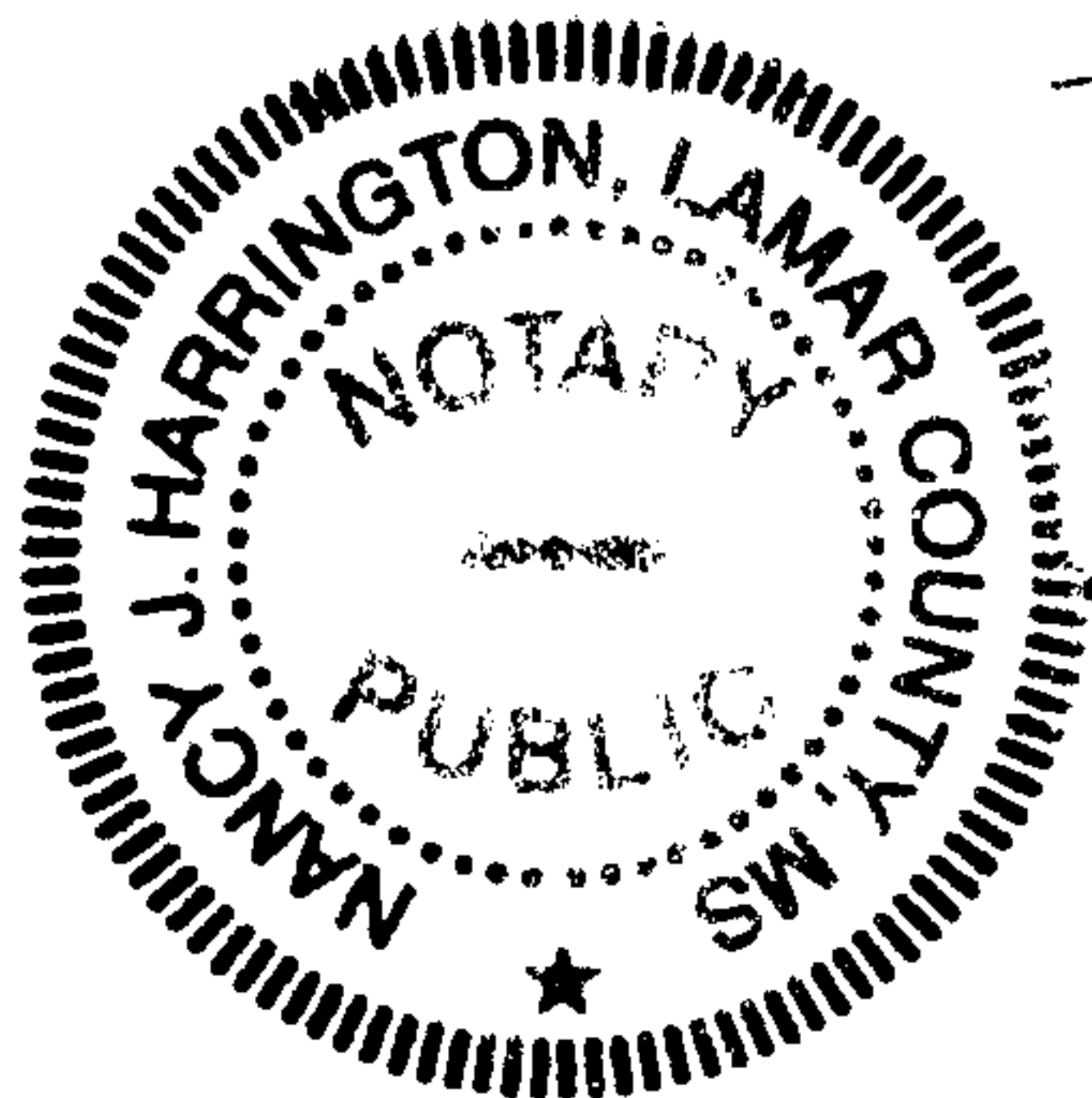
STATE OF FORREST MISSISSIPPI

COUNTY OF FORREST

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MORGAN MCCARTY, whose names as EXECUTIVE VICE PRESIDENT of Regions Bank d/b/a Regions Mortgage, 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/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 15TH day of DECEMBER, 2006.

06-1994



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES JUNE 15, 2010