

This instrument prepared by:
M. Glenn Perry, Jr.
Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

20070725000346610 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
07/25/2007 11:31:09AM FILED/CERT

2,300
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QUITCLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of \$10.00 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **REGIONS BANK, successor by merger to AMSOUTH BANK, AS TRUSTEE FOR PAUL B. EDMUNDSON, JR., UNDER IRREVOCABLE AGREEMENT DATED JUNE 17, 1992** ("Grantor") hereby remises, releases, quitclaims, grants, sells, and conveys to **LWELLEN REALTY, LLC** (hereinafter called "Grantee") all Grantor's right, title, interest and claim, if any, in or to the real estate, situated in Shelby County, Alabama, being more particularly described as follows:

A parcel of land lying and being in the Northwest Quarter of the Southeast Quarter of Section 5 Township 19 South Range 1 West being more particularly described as follows:

Commence at the Northwest Corner of Lot 1BB of a Resurvey of Lot 1B of a Resurvey of Lot 1A of a Resurvey of Lot 1, B&S Subdivision as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 13, Page 143; Thence commence S 00° 34' 46" W along the west line of Lot 1BB for a distance of 108.14 feet to a Capped Iron set at the POINT OF BEGINNING; Thence S 01° 07' 39" W along the West line of said Lot 1BB for a distance of 70.36 feet to a Capped Iron found; Thence S 85° 51' 00" E for a distance of 4.21 Feet to a Capped Iron set on the ROW of US Highway 280; Thence N 02° 16' 48" W for a distance of 70.71 Feet to the POINT OF BEGINNING; Said tract containing 0.003 Acres (123.72 Square Feet) more or less.

This is the same real property conveyed by Quitclaim Deed recorded 09/24/2004 in the office of the Judge of Probate of Shelby County, Alabama, as instrument no. 20040924000528430.

TO HAVE AND TO HOLD the said Grantee forever.

IN WITNESS WHEREOF, the undersigned Regions Bank, successor by merger to AmSouth Bank, as Trustee for Paul B. Edmundson, Jr., Under Irrevocable Agreement dated June 17, 1992, has caused this instrument to be duly executed as of this 24th day of July, 2007.

GRANTOR:

Regions Bank, successor by merger to AmSouth Bank, as Trustee for Paul B. Edmundson, Jr., Under Irrevocable Agreement dated June 17, 1992

ATTEST:

By: J. Christopher Wood
Its: Trust Officer

By: [Signature]
Its: SUP

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that D.A. Ferguson and J. Christopher Wood, whose names as Senior Vice President and Trust Officer, respectively, of Regions Bank, successor by merger to AmSouth Bank, as Trustee for Paul B. Edmundson, Jr., Under Irrevocable Agreement dated June 17, 1992, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they as such officers and with full authority, executed the same voluntarily for and as the act of Regions Bank, successor by merger to AmSouth Bank, acting in its capacity as such Trustee, as aforesaid.

Given under my hand and official seal this 24th day of July, 2007.

[NOTARIAL SEAL]

Deanna Richardson
Notary Public
My commission expires: 4/16/2011

Shelby County, AL 07/25/2007
State of Alabama

Deed Tax: \$2.50