

Send Tax Notice To:  
Marvin Gentry  
169 Cove Landing  
Calera, Alabama 35040  
File No. 07-123

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 24 day of July, 2007, by and between Regions Bank dba AmSouth Bank, a Corporation (herein referred to as Grantor) and Marvin Gentry, (hereinafter referred to as Grantee);

**WITNESSETH THAT:**

The Grantor does hereby for and in consideration of Ninety Nine Thousand Five Hundred and No/100 Dollars (\$99,500.00) 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 20, according to the Survey of Willow Cove Phase 2, as recorded in Map Book 24, page 49, 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. 20070108000008350. Said rights to expire January 3, 2008.**  
**(\$99,500.00 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 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 26 day of July, 2007.

REGIONS BANK DBA AMSOUTH BANK,  
A CORPORATION

Rebecca S. West, P.

By: REBECCA S. WEST  
VICE PRESIDENT  
Its: 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 dba  
AmSouth 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 26 day of July, 2007.

Lori Thomson  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 16, 2009

