

Send Tax Notice To:
Grady R. Parker, Jr.

Prepared By:
James R. Moncus, Jr.
1313 Alford Avenue
Birmingham, Alabama 35226

File No. 07-149

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

SPECIAL WARRANTY DEED

Know all men by these presents, this deed made this the 22nd day of August, 2007, by and between Regions Bank, an Alabama Banking Corporation, (herein referred to as Grantor) and Grady R. Parker, Jr., (hereinafter referred to as Grantee);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of Seventy Four Thousand Five Hundred and No/100 Dollars (\$74,500.00) 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 6, Canterbury Estates, as recorded in Map Book 12, Page 96, 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. 20070621000292570. Said rights to expire June 13, 2008.

(\$77,877.00 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 STANLEY E. WEIR, its
VICE PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature
and seal, this the _____ day of August, 2007.

REGIONS BANK,
AN ALABAMA BANKING CORPORATION

By: STANLEY E. WEIR

Its: VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that
STANLEY E. WEIR, whose name as VICE PRESIDENT of Regions Bank, an
Alabama Banking 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, _____,
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 22nd day of August, 2007.

Catherine L. Hollifield

NOTARY PUBLIC CATHERINE L. HOLLIFIELD

MY COMMISSION EXPIRES: MAY 29, 2007