

THIS INSTRUMENT PREPARED BY:
W. ALAN SUMMERS,
1275 CENTER POINT PARKWAY, STE. 100
BIRMINGHAM, ALABAMA 35215

SENT TAX NOTICE TO:
Jana J. Sobel
6007 Bent River Cove
Birmingham, AL 35216

STATUTORY FORM WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE, made and entered into this the 4th day of October, 2007, by and between **REGIONS BANK**, hereinafter referred to as the Grantor, and **Jana J. Sobel**, hereinafter referred to as the Grantee.

WINTESSETH: That for and in consideration of **ONE HUNDRED NINETEEN THOUSAND EIGHT HUNDRED SIXTY DOLLARS AND NO/100 (\$119,860.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell convey and confirm unto the Grantee the following described real estate, situated and being in the County of **SHELBY, ALABAMA**, to wit:

- LOT 17, BLOCK 3, ACCORDING TO THE SURVEY OF PLANTATION SOUTH, THIRD SECTOR, PHASE 1, AS RECORDED IN MAP BOK 11, PAGE 88, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- SUBJECT TO EXISTING RECORDED EASEMENTS, RESTRICTIONS AND RIGHT OF WAYS.
- SUBJECT TO PROPERTY TAXES FOR THE CURRENT YEAR.
- JANA J. SOBEL AND JANA SOBEL IS ONE AND THE SAME PERSON.
- A MORTGAGE IN THE AMOUNT OF \$ 107,850.⁰⁰ IS BEING RECORDED SIMULTANEOUSLY HEREWITH.
- SUBJECT TO ALL OUTSTANDING RIGHTS OF REDEMPTION IN FAVOR OF ALL PERSONS ENTITLED TO REDEEM THE PROPERTY FROM THAT CERTAIN MORTGAGE FORECLOSURE SALE EVIDENCED BY MORTGAGE FORECLOSURE DEED DATED THE 19TH DAY OF JUNE, 2007, AND RECORDED IN INSTRUMENT NO. 20070813000379700, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, OF THAT CERTAIN MORTGAGE EXECUTED BY RICHARD D. THOMPSON AND J. PATRICIA THOMPSON TO CITIMORTGAGE, INC. AND WAS TRANSFERRED TO REGIONS BANK, RECORDED IN INSTRUMENT NO. 20030828000572950, UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF ALABAMA OR THE UNITED STATES OF AMERICA.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

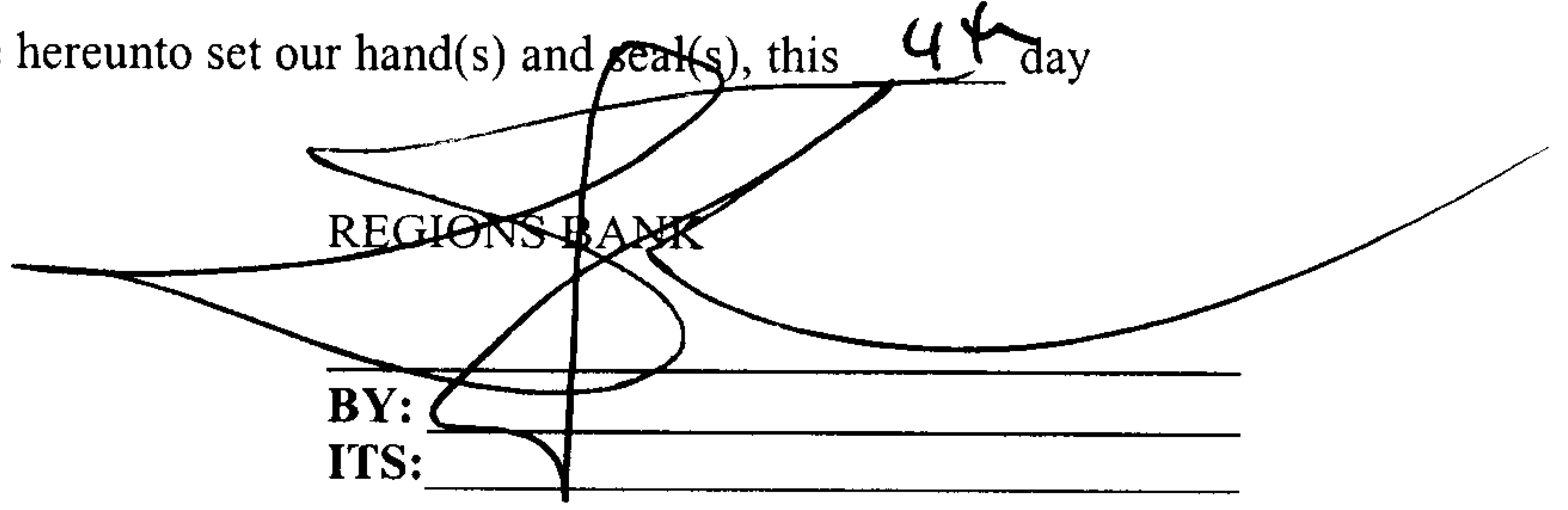
And that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word party as used herein shall mean 'parties' if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 4th day of OCTOBER, 2007.

WITNESS



REGIONS BANK
BY: _____
ITS: _____

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **REGIONS BANK**, by and through Stanley E. Ward, whose name(s) as Vice President of **REGIONS BANK**, 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, Stanley E. Ward with full authority, executed the same voluntarily on the day the same bears date.