

Send Tax Notice To:
John A. Robbins
Samantha D. Robbins
170 Highway 400
Shelby, Alabama 35111
File No. 07-201

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

STATE OF ALABAMA

JEFFERSON COUNTY

SPECIAL WARRANTY DEED

Know all men by these presents, this deed made this the 30th day of November, 2007, by and between Regions Bank, successor by merger to AmSouth Bank, a Corporation (herein referred to as Grantor) and John A. Robbins and Samantha D. Robbins, as joint tenants with right of survivorship (hereinafter referred to as Grantee);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of Seventy Six Thousand and No/100 Dollars (\$76,000.00) 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 Grantees, as joint tenants with right of survivorship the following described real estate in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NE 1/4 of the NW 1/4; Section 23, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 299.09 feet; thence North 57 degrees 28 minutes 28 seconds West, a distance of 208.91 feet to the Point of Beginning; thence North 48 degrees 28 minutes 28 seconds West, a distance of 102.20 feet; thence South 21 degrees 45 minutes 21 seconds West, a distance of 165.71 feet; thence South 48 degrees 32 minutes 57 seconds East, a distance of 84.93 feet; thence North 27 degrees 33 minutes 03 seconds East, a distance of 160.59 feet to the Point of Beginning.

Less and except any portion of subject property lying within a road right of way.

Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2008.
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.

(\$76,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

All rights of redemption arising from that certain foreclosure deed recorded in Instrument No. 20070628000305040. Said rights to expire June 27, 2008.

To have and to hold unto the said Grantees, as joint tenants, with right of survivorship their heirs and assigns, forever.

And the Grantor does hereby covenant with Grantees, 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 Grantors herein abut not otherwise.

IN WITNESS WHEREOF, the Grantor, by William R. Hoag its Sr. Vice President, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30 day of November, 2007.

REGIONS BANK, SUCCESSOR BY
MERGER TO AMSOUTH BANK, A
CORPORATION

William R. Hoag
By: William R. Hoag
Its: Sr. Vice President

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William R. Hoag, whose name as Sr. Vice President of Regions Bank, successor by Merger to 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, he, 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 30 day of November, 2007.

Lori Thomson
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 16, 2009

