

Prepared by and after
recording return to:

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Address New Owner:	Send Tax Bills to:	Indexing Instructions:
Citizens Bank 200 Jackson Avenue South Russellville, AL 35653 Attention: Jamie Vafeas	Citizens Bank 200 Jackson Avenue South Russellville, AL 35653 Attention: Jamie Vafeas	

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 3rd day of December 2007, by **Regions Bank**, an Alabama banking corporation (the "Grantor") to **Citizens Bank & Savings Company**, an Alabama state banking corporation (the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Shelby County, Alabama, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"), subject to all easements, restrictions and other matters of record.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

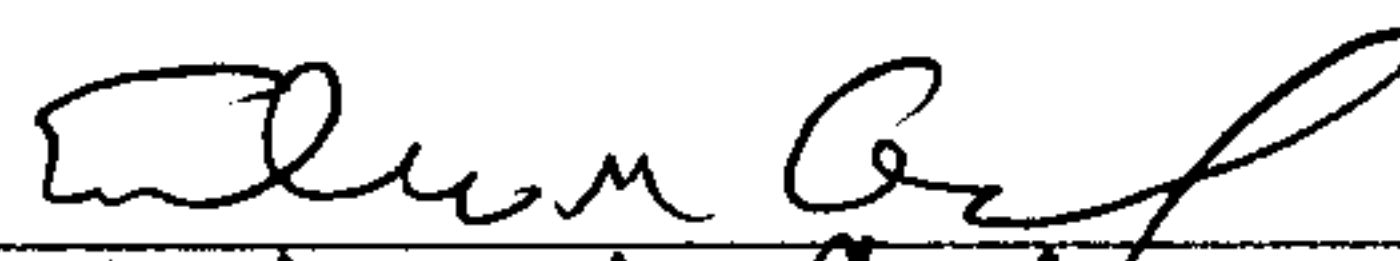
Grantor will defend the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

REMAINDER OF PAGE INTENTIONALLY BLANK.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on
or as of the date first above written.

GRANTOR:

REGIONS BANK

By: 
Name: Emilio M. Cerice
Its: Senior Vice President

STATE OF ALABAMA)

Shelby County, AL 01/07/2008
State of Alabama

COUNTY OF JEFFERSON)

Deed Tax: \$1251.00

Before me, the undersigned, a Notary Public in and for the County and State
aforesaid, personally appeared Emilio M. Cerice, with whom I am
personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon
oath acknowledged himself to be Senior Vice President of Regions Bank, the within named
bargainor, an Alabama banking corporation, and that he as such SVP, being
authorized so to do, executed the foregoing instrument for the purposes therein contained,
by signing the name of the corporation by himself or herself as
SVP.

3rd day of December, 2007. Witness my hand and seal, at office in Birmingham, Alabama, this the


NOTARY PUBLIC

My Commission Expires: _____



LaTashia Monique Clay
Bond No. 68946943N
Notary Public for the State of Alabama
Commission Expires: February 18, 2008

EXHIBIT 1

VILLAGE AT LEE SITE

Lot 2 of The Village at Lee Branch Sector 1 – Phase 2, as recorded in Map Book 33, Page 58, being a re-subdivision of Lot 5A of The Village at Lee Branch Sector 1 – Revision 1, as recorded in Map Book 31, Page 130A & 130B, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 88 degrees 49 minutes 06 seconds West along the North line of said Northeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ for 66.55 feet to the Southwest corner of Lot of "THE VILLAGE AT LEE BRANCH, SECTOR 1, REVISION 1", as recorded in Map Book 31, Pages 43A and 43B, in the Office of the Probate Judge, Shelby County, Alabama; thence proceed North 01 degrees 10 minutes 54 seconds West along the West line of said Lot 2 for 119.95 feet to the Southeast corner of Lot 3A of "A RESUBDIVISION OF THE VILLAGE AT LEE BRANCH", as recorded in Map Book 31, Pages 130A and 130B, in the Office of the Judge of Probate, Shelby County, Alabama; thence proceed South 89 degrees 04 minutes 30 seconds West along the South line of said Lot 3A for 180.92 feet to a point; thence proceed North 56 degrees 26 minutes 42 seconds West along the Southwest line of said Lot 3A for 93.23 feet to a point on the Southerly right of way margin of Doug Baker Boulevard; thence proceed South 33 degrees 33 minutes 18 seconds along said Southerly right of way margin for 84.38 feet to a point at the beginning of a curve to the right, said curve being tangent to the last described course and having a central angle of 26 degrees 21 minutes 14 seconds, a radius of 537.50 feet, and a chord which bears South 46 degrees 43 minutes 54 seconds West for 245.06 feet; thence proceed Southwesterly along said Southerly right of way margin and along the arc of said curve for 247.23 feet to the point of beginning of the herein described parcel, said point being in a curve to the right, said curve being tangent to the last described curve and having a central angle of 10 degrees 48 minutes 16 seconds, a radius of 537.50 feet and a chord which bears South 65 degrees 18 minutes 39 seconds West for 101.21 feet; thence proceed Southwesterly along said Southerly right of way margin and along the arc of said curve for 101.36 feet to a point; thence leaving said Southerly right of way margin of Doug Baker Boulevard proceed South 38 degrees 21 minutes 55 seconds East for 82.58 feet to a point at the beginning of a curve to the right, said curve being non-tangent to the last described course and having a central angle of 20 degrees 58 minutes 39 seconds, a radius of 79.70 feet and a chord which bears South 10 degrees 29 minutes 19 seconds East for 29.02 feet; thence proceed Southeasterly along the arc of said curve for 29.18 feet to a point; thence proceed South 00 degrees 00 minutes 00 seconds East and tangent to the last described curve for 80.56 feet to a point at the beginning of a curve to the left, said curve being tangent to the last described course and having a central angle of 92 degrees 22 minutes 38 seconds, a radius of 4.50 feet, and a chord which bears South 46 degrees 11 minutes 19 seconds East for 6.49 feet; thence proceed Southeasterly along the arc of said curve for 7.26 feet to a point at the beginning of a curve to the left, said curve being tangent to the last described curve and having a central angle of 38 degrees 27 minutes 54 seconds, a radius of 50.00 feet and a chord which bears North 68 degrees 23 minutes 25 seconds East for 32.94 feet; thence proceed Northeasterly along the arc of said curve for 33.57 feet to a point; thence proceed North 49 degrees 09 minutes 28 seconds East and tangent to the last described curve for 129.67 feet to a point; thence proceed North 40 degrees 50 minutes 32 seconds West for 95.19 feet to a point; thence proceed North 38 degrees 02 minutes 48 seconds West for 32.43 feet to a point; thence proceed North 31 degrees 05 minutes 10 seconds West for 30.50 feet to the point of beginning.