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**CORPORATE FORM SPECIAL WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

  
20080229000083890 1/3 \$19.50  
Shelby Cnty Judge of Probate, AL  
02/29/2008 03:01:13PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of

**Forty Two Thousand Three Hundred and 00/100(\$42,300.00) Dollars**

in hand paid to the undersigned

**Regions Bank, successor by merger with Magnolia Federal Bank for Savings**

(herein referred to as Grantor) who does, by these presents, hereby grant, bargain, sell and convey unto

**Doyle Ray Howard**

(herein referred to as Grantee), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama, TO WIT:**

**See attached Exhibit "A" for legal description**

**Property address: Rt 1 Box 1050 B, Leeds, AL 35094**

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2007, and subsequent years, not yet due and payable.

Subject to Mineral and Mining Rights of record and all rights and privileges incident thereto.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**GRANTOR** makes no representation or warranties of any kind or character, expressed or implied, as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee(s) have inspected and examined the property and are purchasing the same based on no representation or warranties, expressed or implied, made by Grantor, but on their own judgment.


**TO HAVE AND TO HOLD,** To the said Grantee, his, her or their heirs and assigns forever.

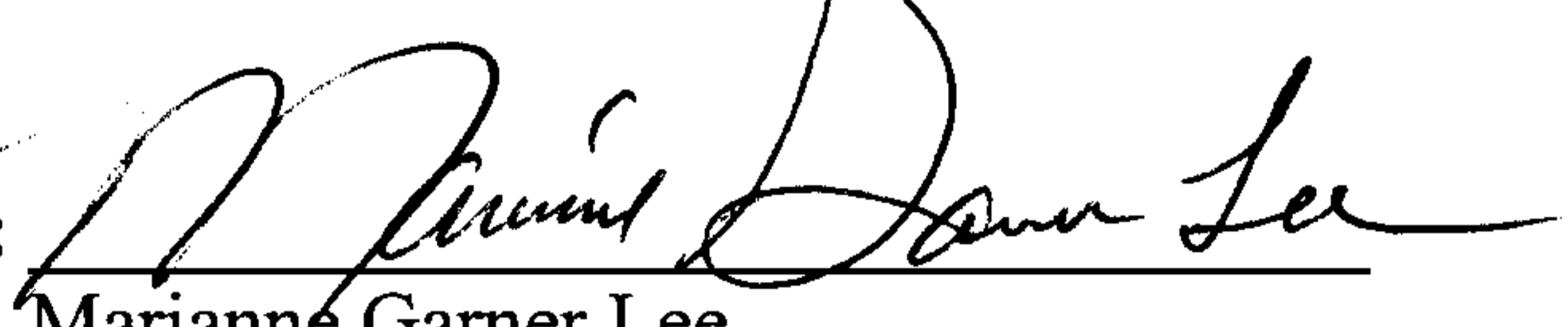
**AND THE GRANTOR, DOES HEREBY COVENANT** with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

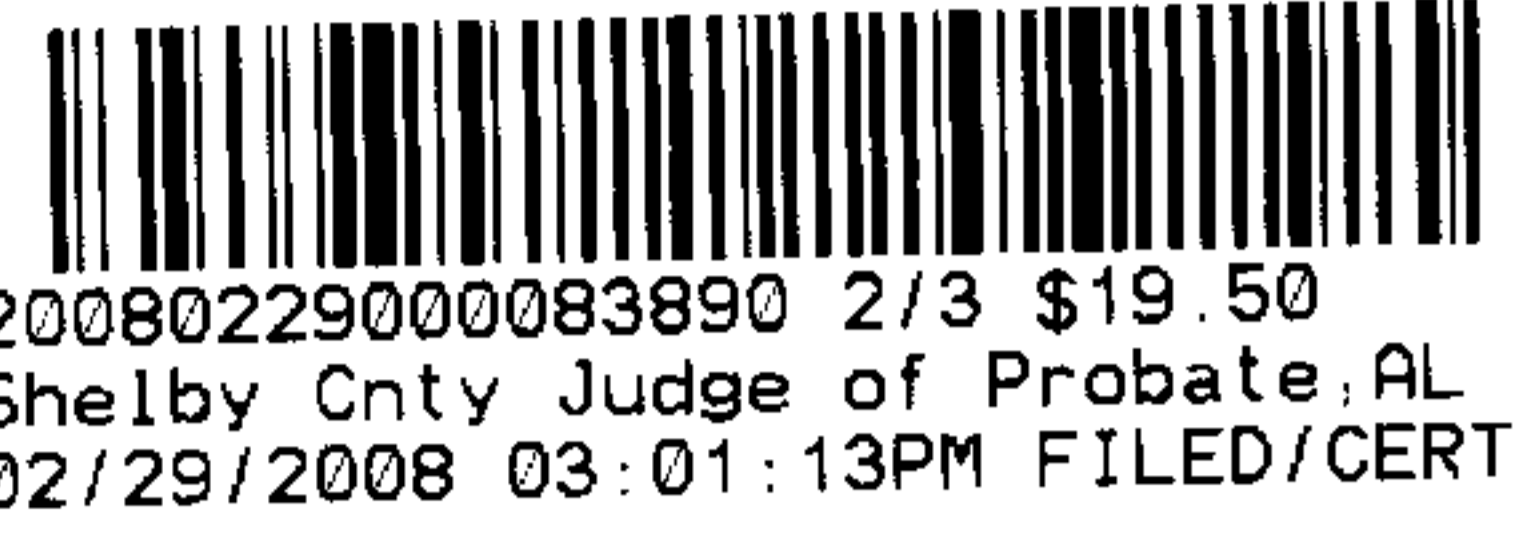
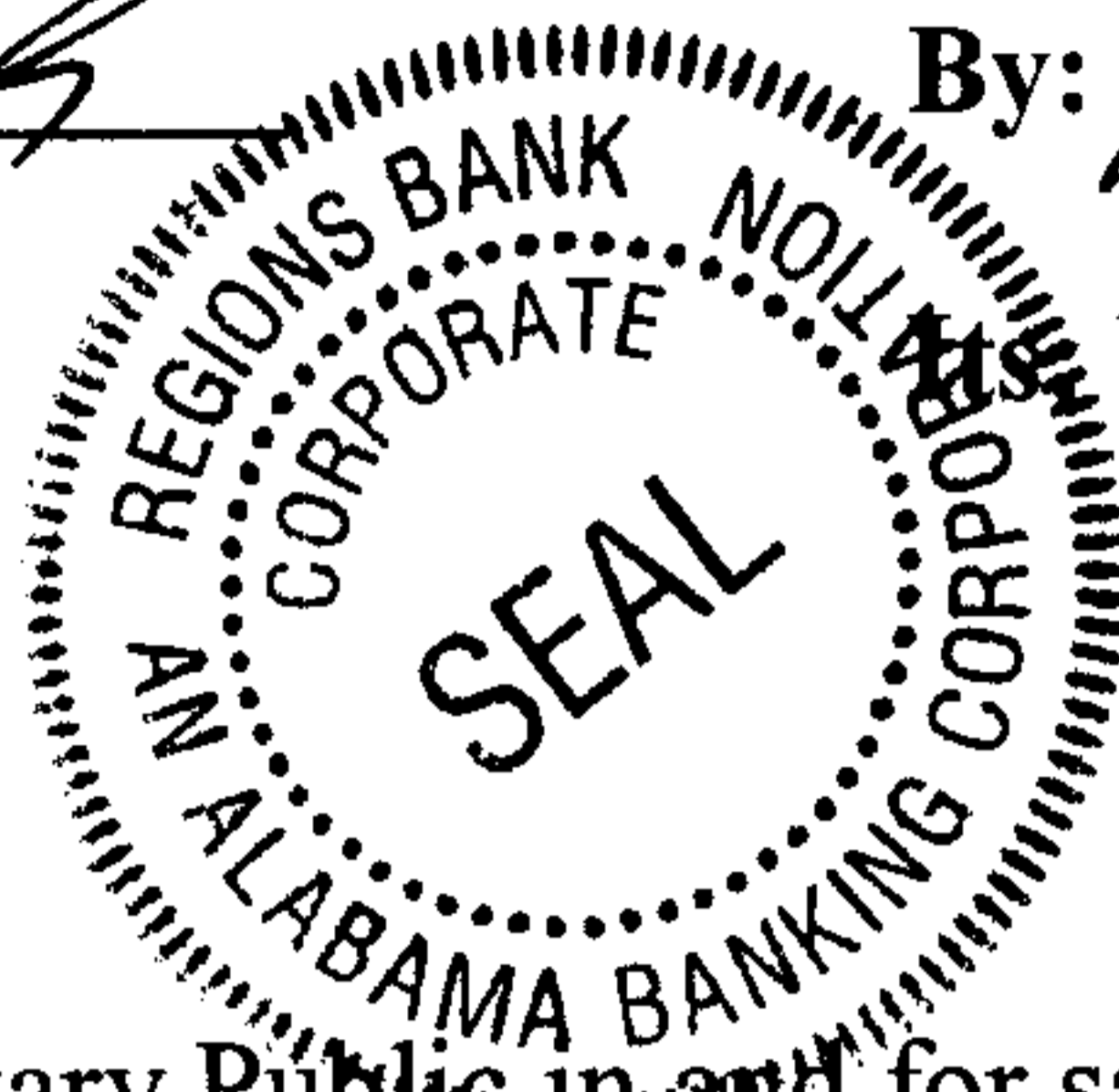
IN WITNESS WHEREOF, the said Grantor by its Vice President, who is authorized to execute this conveyance, hereto set its signature and seal this the 14<sup>th</sup> day of January, 2008.

Attest:

Regions Bank, successor by merger with  
Magnolia Federal Bank for Savings

  
Asst. Vice President


By:   
Marianne Garner Lee  
Vice President



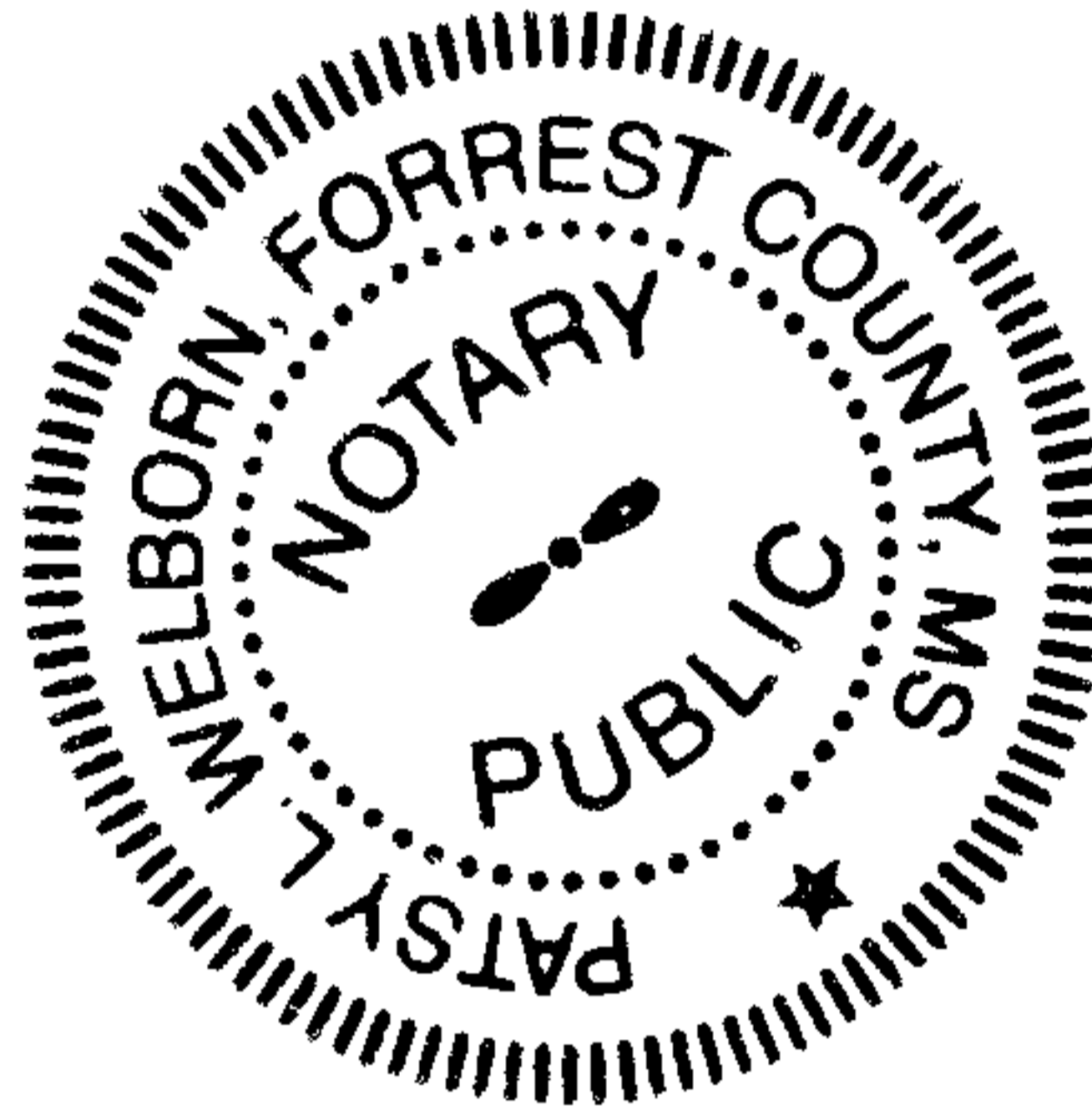
State of Mississippi:  
County of Forrest:

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Marianne Garner Lee and Donna Burch whose names as Vice President and Assistant Vice President of **Regions Bank**, an Alabama Banking Corporation are signed to the foregoing conveyance, and who are known to me, acknowledged before on this day that, being informed of the contents of the conveyance, they as such officers, and with full authority, executed the same voluntarily for, and as the act of, said Corporation on the day the same bears date.

Given under my hand and official seal this the 14<sup>th</sup> day of January, 2008.

  
Notary Public  
My Commission Expires: 6/7/2009

This Instrument Prepared By:  
Regions Mortgage  
215 Forrest Street  
Hattiesburg, MS 39401



#0904901928



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## EXHIBIT "A"

A parcel of land situated in the Southwest corner of the NW  $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 5, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at the SW corner of NW  $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 5, Township 18 South, Range 1 East, Shelby County, Alabama; and run in a Northerly direction along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 250.00 feet to a point; thence turn an interior angle of 90 degrees 21' 20" and then run to the right in an Easterly direction a distance of 275.00 feet to a point; thence turn an interior angle of 89 degrees 38' 40" and then run to the right in a Southerly direction a distance of 250.00 feet to a point on the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence turn an interior angle of 90 degrees 21' 20" and then run to the right in a Westerly direction a distance of 275.00 feet, more or less, to the point of beginning of the herein described Tract 12; containing 1.16 acres.

Shelby County, AL 02/29/2008  
State of Alabama

Deed Tax: \$2.50