

STATE OF ALABAMA                     )  
  :  
COUNTY OF SHELBY                 )

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned Regions Bank, an Alabama banking corporation, d/b/a Regions Mortgage, (hereinafter called the "Grantor") has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D.C., his successors and assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

Lot 98-A, according to the Survey of Daventry, Amended Plat of Sector II, as recorded in Map Book 27, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

FOR AD VALOREM TAX PURPOSES: Single Family Property Disposition Branch, 600 Beacon Parkway, West, Suite 300, Birmingham, Alabama 35209.

This Conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Secretary of Housing and Urban Development, his successors and assigns, forever.

IN WITNESS WHEREOF, Regions Bank, an Alabama banking corporation, d/b/a Regions Mortgage, has caused this conveyance to be executed in its name by its undersigned officer, this 7th day of May, ~~XXXX~~ 2008.

REGIONS BANK, AN ALABAMA  
BANKING CORPORATION,  
D/B/A REGIONS MORTGAGE

BY: *Debbie Fly*  
ITS: ASST VICE PRESIDENT

STATE OF TENNESSEE                 )  
  :  
COUNTY OF SHELBY                 )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DEBBIE FLY whose name as ASST VICE PRESIDENT of Regions Bank, an Alabama banking corporation, d/b/a Regions Mortgage, 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 this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 7th day of May, 2008. ~~XXXX~~

*Paula Simmons*

NOTARY PUBLIC

MY COMMISSION EXPIRES FEBRUARY 23, 2011

My Commission Expires: \_\_\_\_\_

This instrument prepared by:

Bowdy J. Brown, Esq.

Rushton, Stakely, Johnston & Garrett

Post Office Box 270

Montgomery, Alabama 36101-0270

Our File No.: 1004-8652/Davis & Matos #0896370993

