

\$ 750,000.00 ^{ked}
for purpose of clearing
title.

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, the undersigned grantor, **REGIONS BANK, SUCCESSOR BY MERGER TO AMSOUTH BANK**, a corporation, does grant, bargain, sell and convey unto **Angela Maniece, a single woman**, her heirs and assigns, the following described real estate situated in the County of Shelby, State of Alabama to-wit:

Lot 28, according to the Survey of Lake Heather Estates (Givianpour's Addition to Inverness) as recorded in Map Book 16, Page 121 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama. Together with a non-exclusive easement to use the private roadways, access easements and other easements, all as more particularly described in the Declaration of Protective Covenants for Lake Heather Estates recorded at Instrument No. 1992-18226, as amended by Instrument No. 1992-26078, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

TO HAVE AND TO HOLD, the above described property together with all and singular the tenements, hereditaments and appurtenances thereupon belonging or in any wise appertaining unto the said **Angela Maniece, a single woman**, her heirs and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding right of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the Grantor, and all persons claiming by, through or under it.

IN WITNESS WHEREOF, REGIONS BANK, SUCCESSOR BY MERGER TO AMSOUTH BANK, a corporation, has caused this conveyance to be executed by Stanley E. Weir, its Vice President, who is thereunto duly authorized, on this the 11th day of April, 2008.

**REGIONS BANK, SUCCESSOR BY MERGER
TO AMSOUTH BANK**

BY:

Its Vice President

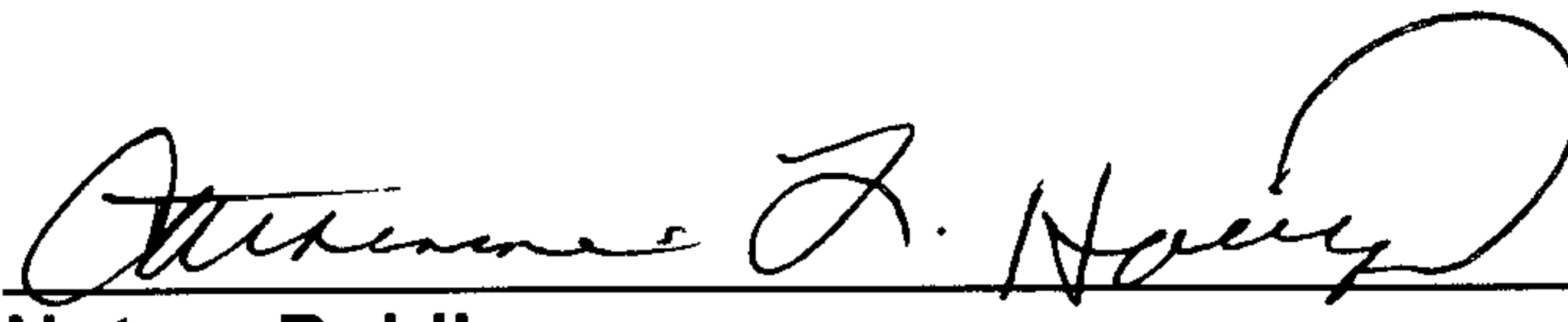
ATTEST: Debbie Smith
~~Secretary~~ Relationship Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Catherine L. Hollifield, a Notary Public in and for said County in said State, hereby certify that Stanley E. Weir, whose name as 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 said conveyance, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as said officer.

Given under my hand this the 11th day of April, 2008.

(SEAL)



Notary Public
My Commission Expires: May 29, 2008

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, III
LONGSHORE, BUCK & LONGSHORE, P.C.
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(205) 252-7661