

20080918000370540 1/1 \$121.00
Shelby Cnty Judge of Probate, AL
09/18/2008 11:12:49AM FILED/CERT

Shelby County, AL 09/18/2008
State of Alabama

Deed Tax: \$110.00

Prepared By:
Chamblee & Malone, LLC
5582 Apple Park Drive
Birmingham, Alabama 35235
(205) 856-9111

Send Tax Notice To:
Chuck Harris
Jim Gunter Construction, Inc.
6010 Victoria Lane
Pinsun, AL 35126

STATE OF ALABAMA
SHELBY COUNTY

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of September, 2008, by and between REGIONS BANK, party of the first part, and CHUCK HARRIS AND JIM GUNTER CONSTRUCTION, INC., party of the second part,

WITNESS: That for and in consideration of ONE HUNDRED TEN THOUSAND DOLLARS & 00/100 (\$110,000.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of SHELBY, State of ALABAMA to wit:

LOT 69, ACCORDING TO THE SURVEY OF LACEY'S GROVE PHASE 1, AS RECORDED IN MAP BOOK 35, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SUBJECT TO: (1) Taxes for the year 2008 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any. (4) any loss or damage that may arise out of that foreclosure deed dated 7/31/08 and recorded on 8/4/08 in Instrument 20080804000312470 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part of the second part, their heirs, successors, and assigns in fee simple forever.

Said party of the first part does hereby covenant with the said part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except as stated hereinabove and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all person claiming by, through, or under Grantor, but not further or otherwise.

The word "party " as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their property gender and number according to the context hereof.

IN WITNESS WHEREOF, part of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

REGIONS BANK

William D. Beard
BY: William D. Beard
ITS: Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for Said County, in Said State hereby certify that, William D. Beard who is named as Vice President of REGIONS BANK is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the documents, he/she as such officer and with full authority, executed the same voluntarily for said corporation.

Given under My Hand and Official Seal this the 8th day of September, 2008.

Charles M. Burnett
Notary Public

My Commission Expires: My Commission Expires
July 12, 2009