

This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
2700 Highway 280 East, Suite 315W
Birmingham, AL 35223

SEND TAX NOTICE TO:
100 APPLGATE COURT
PELHAM AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Six Hundred Ninety Thousand and 00/100 Dollars (\$690,000.00) to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **REGIONS BANK** (hereinafter Grantor), does hereby grant, bargain, sell and convey unto **C&O Investments, LLC** (hereinafter Grantee), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lots 230, 231, 234, 290, and 291, and 292, according to the map and survey of The Reserve at Timberline Phase 3, as recorded in Map Book 38, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

AND

Lot 11A, according to the Resurvey of Lots 9, 10 and 11, The Reserve at Timberline, as recorded in Map Book 35, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama.

THE ENTIRE PURCHASE PRICE WAS PAID FROM A FIRST MORTGAGE.

Subject to all recorded and un-recorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property and ad valorem taxes for the current and future tax years.

To have and to hold unto said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever; **provided however**, that Grantor makes no warranty of covenant respecting the nature or the quality of the title hereby conveyed other than that the Grantor has neither suffered nor permitted any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative on this the 29 day of September, 2008.

REGIONS BANK

By: _____

William D. Beaird
Vice President



20081014000403930 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/14/2008 08:22:05AM FILED/CERT

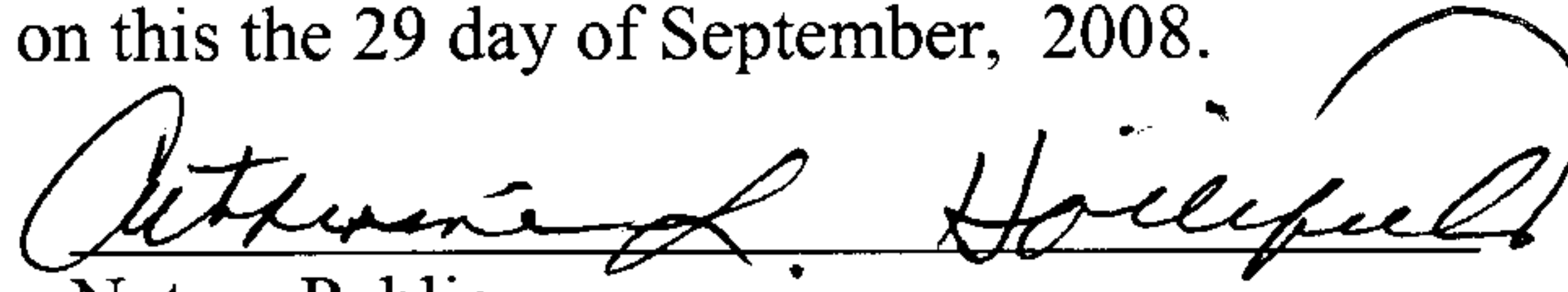
FILE NO: 282611

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William D. Beaird**, whose name is signed to the foregoing conveyance as **Vice President** of **REGIONS BANK** and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of Regions Bank.

Given under my hand and official seal on this the 29 day of September, 2008.



Notary Public

Commission Expires: 5/29/12

FILE NO: 282611



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