

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

SEND TAX NOTICE TO:  
Robert Hilton Lee  
  
565 Whitetail Run  
Chelsea, Alabama 35043

### STATUTORY WARRANTY DEED

  
20081217000468680 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
12/17/2008 03:16:54PM FILED/CERT

STATE OF ALABAMA     )  
                                  )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Seventy Five Thousand dollars and Zero cents (\$175,000.00)** in hand paid by **Robert Hilton Lee** (hereinafter referred to as "GRANTEES") to **REGIONS BANK** (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said **Robert Hilton Lee**, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 642, according to the Survey of Deer Ridge Lakes, Sector 6, Phase 1, recorded in Map Book 37, Page 58, in the Probate Office of Shelby County, Alabama.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2009 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered 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 this **9th day of October, 2008**.

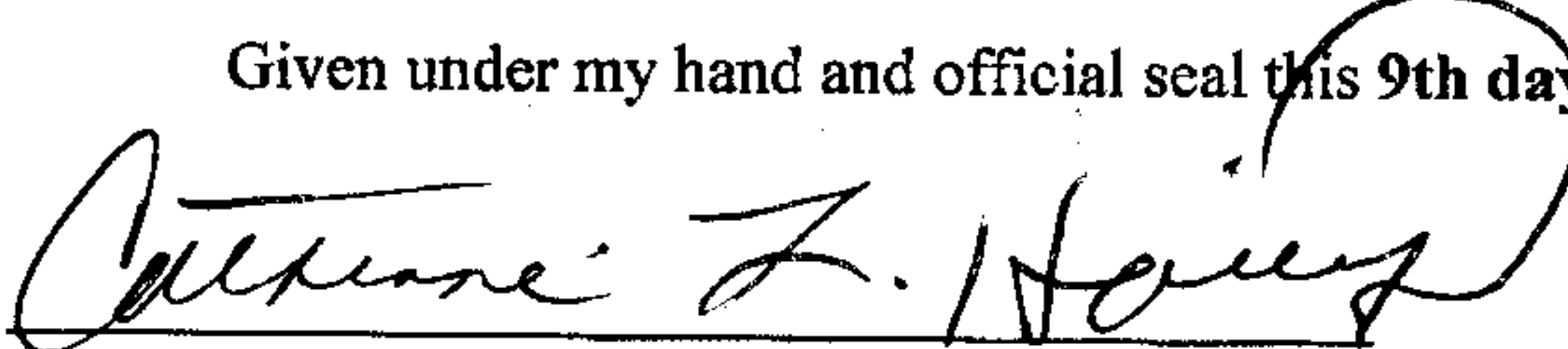
REGIONS BANK  
By:   
William D. Beaird, Vice President

\$226,490 of the consideration stated herein is from the proceeds of a purchase money mortgage.

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(s) is/are signed to the foregoing conveyance as the 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 foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **9th day of October, 2008**.

  
Notary Public-Catherine L. Hollifield  
Commission expires: May 29, 2012