

095597 AL  
RETURN TO  
RESOURCE TITLE AGENCY OF TN, LLC  
3931-B GALLATIN PIKE  
NASHVILLE, TN 37216

Send Tax Notice to:



PID#

20090313000093570 1/4 \$218.00  
Shelby Cnty Judge of Probate, AL  
03/13/2009 12:03:56PM FILED/CERT

**CORPORATE FORM SPECIAL WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Ten Dollars

The Actual consideration for this Transfer \$196,000.00  
in hand paid to the undersigned

Regions Bank d/b/a Regions Mortgage, successor by merger to AmSouth Bank and successor by  
merger to Union Planters Bank, N.A.

(herein referred to as Grantor) who does, by these presents, hereby grant, bargain, sell and convey unto

Island Source II, LLC, a Delaware Limited Liability Company.

(herein referred to as Grantee), in fee simple, together with every contingent remainder and right of  
reversion, the following described real estate, situated in Shelby County, Alabama, **TO**  
**WIT:**

**SEE ATTACHED EXHIBIT "A"**

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2008, and subsequent years, not yet due and payable.

Subject to Mineral and Mining Rights of record and all rights and privileges incident thereto.

Subject to all rights of redemption arising out of that certain foreclosure deed recorded on  
11-17-08 in Book 2008, Page 1117000441000 in the Office of the Judge of Probate of  
Shelby County, Alabama, said rights due to expire on or about 10-24-09.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances  
thereto belonging or in anywise appertaining.

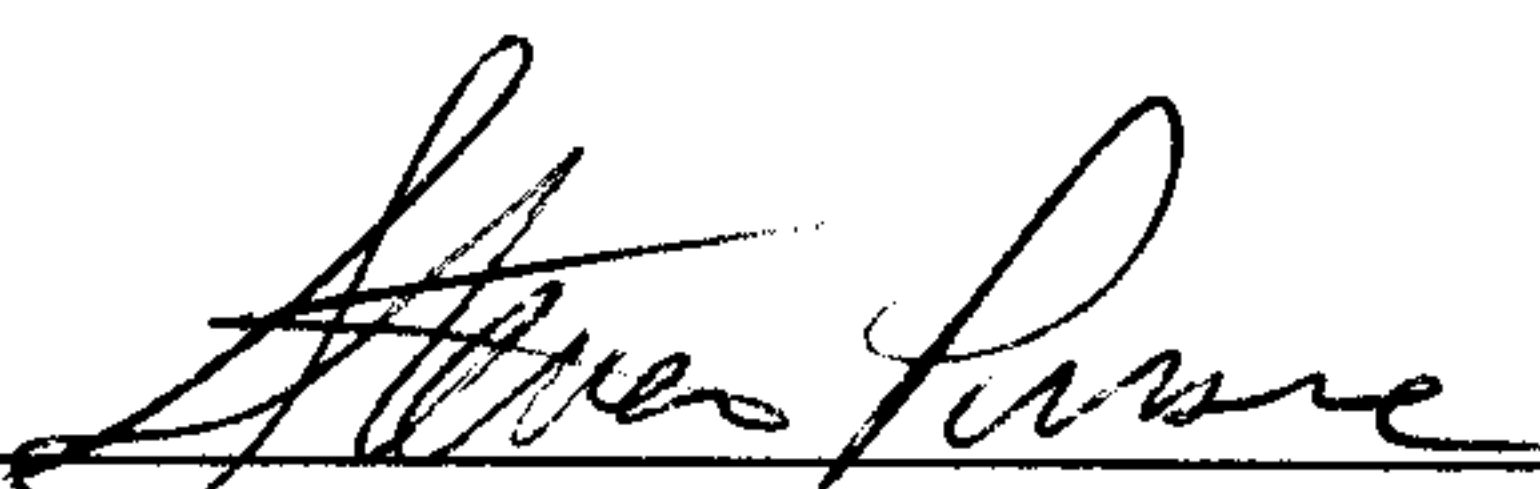
**GRANTOR** makes no representation or warranties of any kind or character, expressed or implied, as  
to the condition of the material and workmanship in the dwelling house located on said property. The  
Grantee(s) have inspected and examined the property and are purchasing the same based on no  
representation or warranties, expressed or implied, made by Grantor, but on their own judgment.

**TO HAVE AND TO HOLD**, To the said Grantee, his, her or their heirs and assigns forever.

**AND THE GRANTOR, DOES HEREBY COVENANT** with the Grantee, except as above noted,  
that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it,  
and that it will warrant and defend the same against the lawful claims and demands of all persons  
claiming by, through, or under it, but against none other.

**IN WITNESS WHEREOF**, the said Grantor by its Vice President, who is authorized to execute this  
conveyance, hereto set its signature and seal this the 19<sup>th</sup> of **December, 2008**.

Attest:

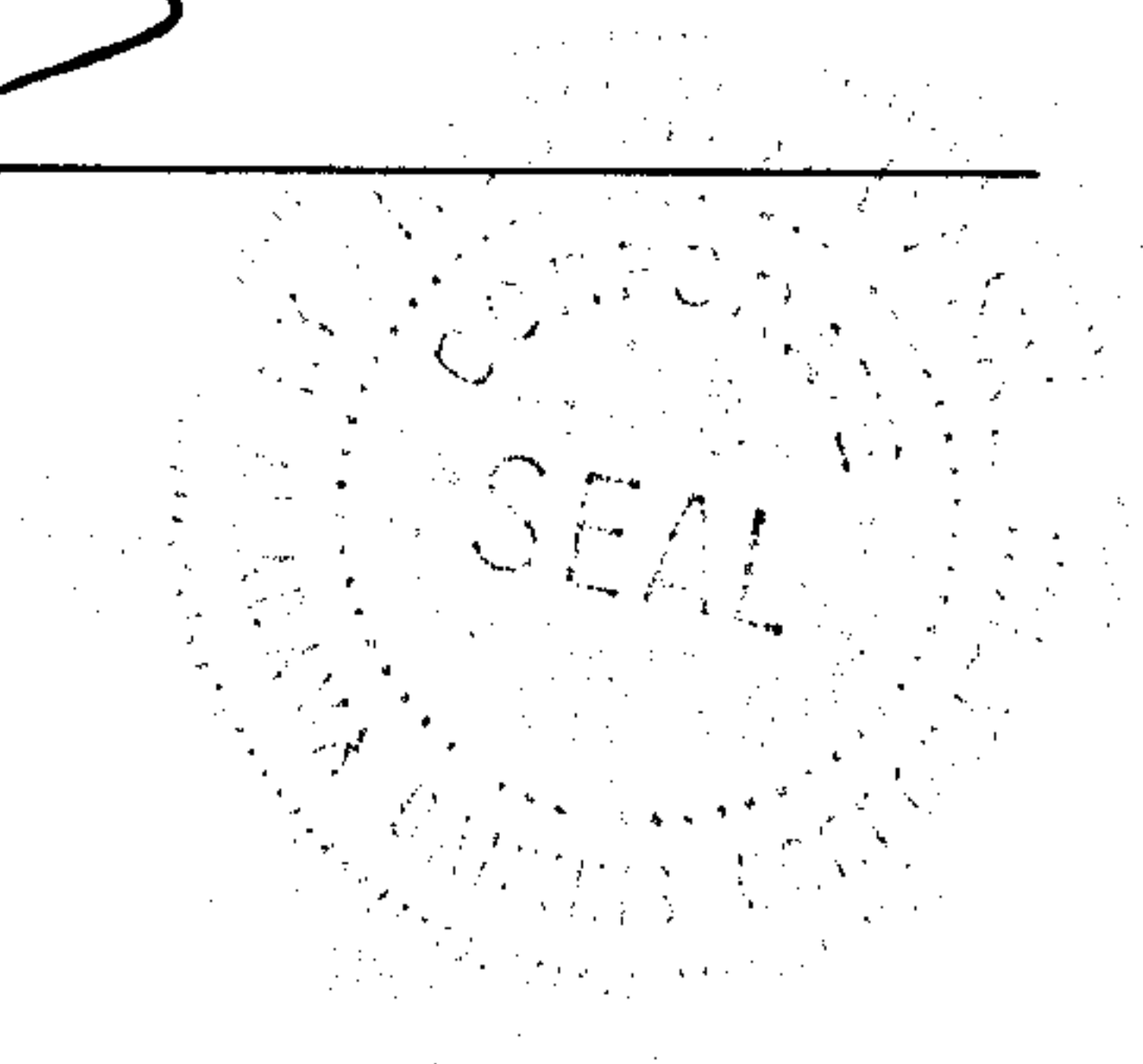
  
Its: Steven Purser, Asst. Vice President

**Regions Bank, an Alabama Banking  
Corporation**

By:   
Joe Terrill  
Its: Vice President

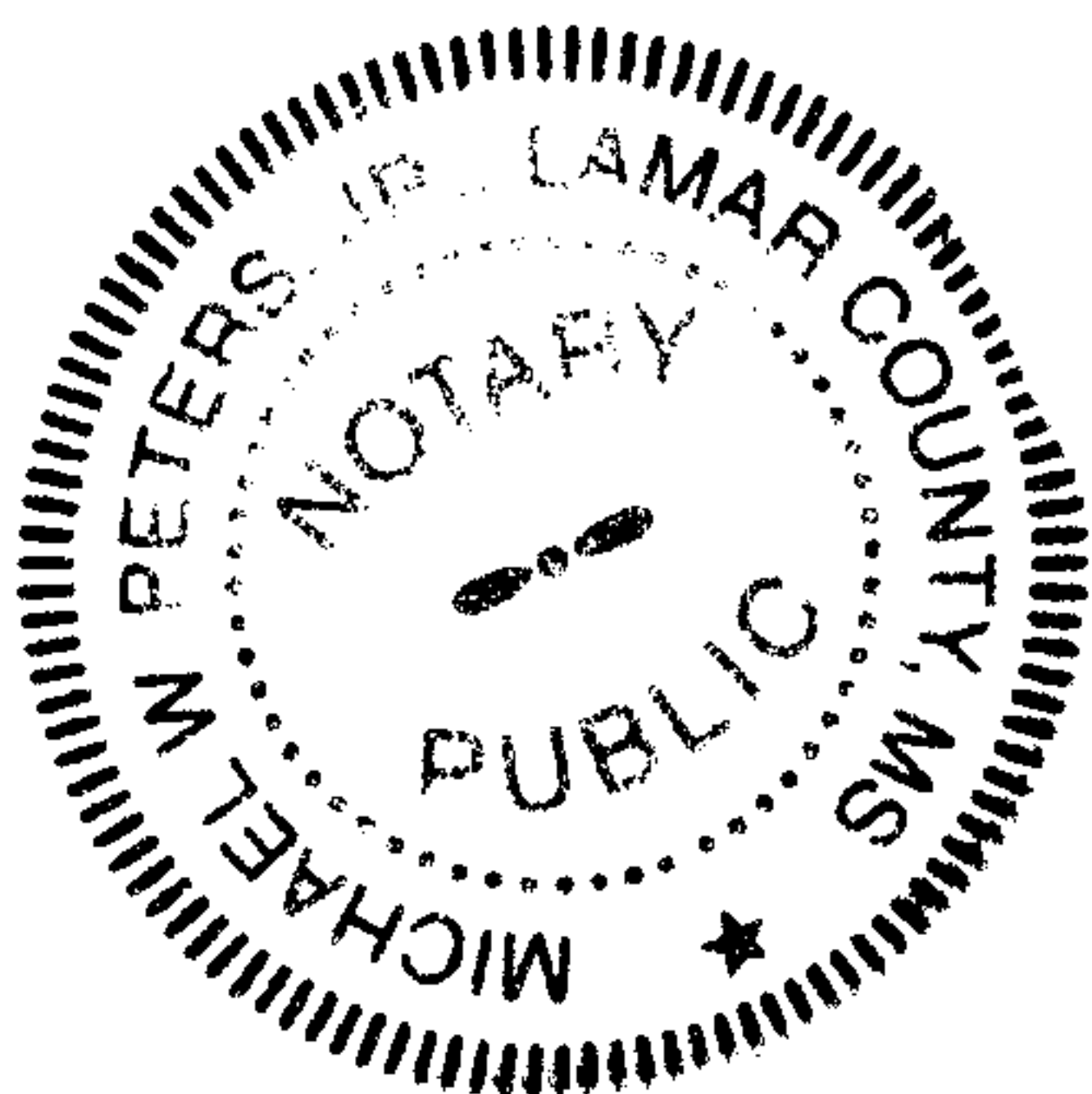
Shelby County, AL 03/13/2009  
State of Alabama

Deed Tax: \$196.00



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Given under my hand and official seal this the 19<sup>th</sup> day of **December, 2008.**



**Notary Public**  
My Commission Expires May 20, 2011

TOD COTMAN



**EXHIBIT "A"**

**A parcel of land in the South half of the Southeast quarter of Section 12, township 22 South, Range 3 West, more particularly described as follows:**


**Commence at the Southeast corner of said Section 12, Township 22 South, Range 3 West and run thence West along the South line of Section 12 for 999.00 feet to the point of beginning; thence continue along last described course for 332.00 feet; thence run right 87 degrees 29 minutes 12 seconds and run Northerly 769.52 feet to the center of a paved road; thence turn right 83 degrees 20 minutes 53 seconds and run northeasterly along said road 161.77 feet; thence turn right 20 degrees 33 minutes 50 seconds and run southeasterly along said road 141.88 feet; thence turn left 18 degrees 51 minutes 57 seconds and run northeasterly along said road 33.39 feet; thence turn right 94 degrees 57 minutes 11 seconds and run southerly leaving said road 771.59 feet to the point of beginning; being situated in Shelby County, Alabama.**

**Also the right to use as a means of ingress and egress to and from the land hereby described, the present farm road running generally southwesterly across the South half of the Southeast quarter of Section 12, Township 22 South, Range 3 West, which said road intersection the Calera-Montevallo dirt road; said centerline being more particularly described as follows:**

**Commence at the Southeast corner of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama; run thence North 86 degrees 52 minutes 48 seconds West for 332.41 feet; run thence North 86 degrees 51 minutes 38 seconds West for 332.29 feet; run thence North 00 degrees 30 minutes 40 seconds East for 940.74 feet to the centerline on an existing field road and the point of beginning; run thence South 37 degrees 04 minutes 17 seconds West for 55.59 feet; run thence South 61 degrees 59 minutes 12 seconds West for 35.50 feet; run thence South 61 degrees 15 minutes 59 seconds West for 25.44 feet; run thence South 72 degrees 08 minutes 50 seconds West for 118.00 feet; run thence South 62 degrees 49 minutes 15 seconds West for 57.66 feet; thence South 75 degrees 42 minutes 24 seconds West for 28.25 feet; run thence South 61 degrees 28 minutes 25 seconds West for 69.42 feet; run thence North 82 degrees 07 minutes 44 seconds West for 89.91 feet; run thence North 75 degrees 27 minutes 20 seconds West for 106.35 feet; run thence North 73 degrees 15 minutes 38 seconds West for 75.10 feet; run thence South 87 degrees 56 minutes 15 seconds West for 127.78 feet; run thence South 75 degrees 17 minutes 19 seconds West for 60.96 feet; run thence South 30 degrees 04 minutes 08 seconds West for 99.00 feet; run thence South 75 degrees 35 minutes 14 seconds West for 50.08 feet; run thence North 89 degrees 18 minutes 58 seconds West for 95.68 feet; run thence South 76 degrees 33 minutes 02 seconds West for 73.76 feet; run thence South 57 degrees 50 minutes 38 seconds West for 48.62 feet; run thence South 32 degrees 37 minutes 21 seconds West for 117.30 feet; run thence South 14 degrees 15 minutes 09 seconds West for 68.87 feet; run thence South 19 degrees 11 minutes 03 seconds West for 139.15 feet; run thence South 60 degrees 26 minutes 15 seconds West for 22.08 feet; run thence South 75 degrees 51 minutes 21 seconds West for 134.41 feet; run thence South 60 degrees 41 minutes 08 seconds West for 70.32 feet to the centerline of County Road #16; being situated in Shelby County, Alabama.**

**Being the same property conveyed to Clifton E. Strong and Vickie C. Strong, husband and wife, by Warranty Deed from Jehad Al-Sugi and Cicil Faraj, husband and wife, dated February 28, 2007 and recorded on March 16, 2007 in Instrument No. 20070316000120420, Probate Office for Shelby County, Alabama.**

**Said property being further conveyed to Regions Bank by Foreclosure Deed from Marcus Clark, Auctioneer and Attorney-in-Fact, dated October 24, 2008 and recorded on November 17, 2008 in Instrument No. 20081117000441600, said Probate Office, AND;**

  
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