

Send Tax Notice to:
161 Biltmore Dr #12
Birmingham, AL 35242

PID#

CORPORATE FORM SPECIAL WARRANTY DEED

STATE OF ALABAMA

Shelby **COUNTY**

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

Actual consideration of \$55,000.00

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 5-12-08 in Book 2008 312 000142605, Page in the Office of the Judge of Probate of Shelby County, Alabama, said rights due to expire on or about 5-12-09.

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.

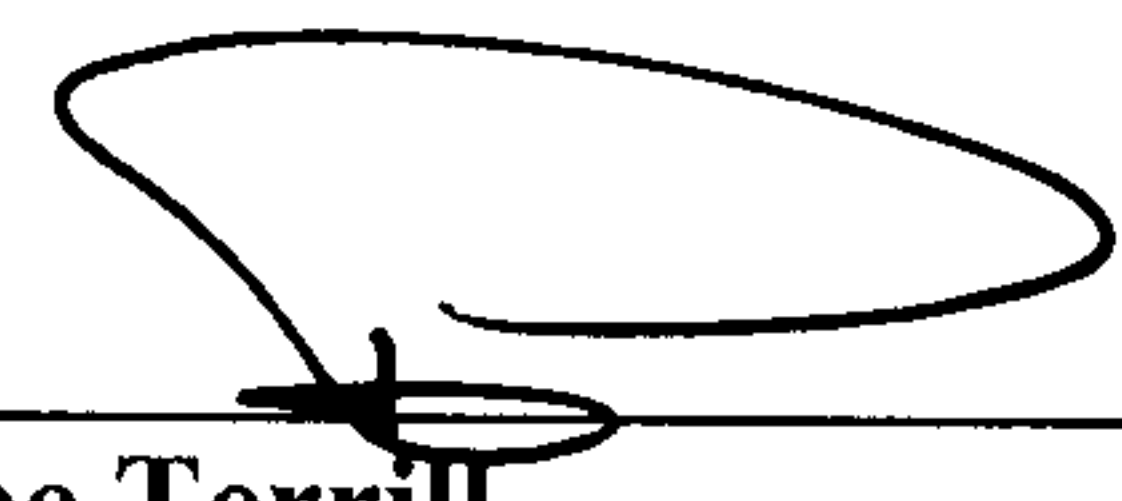
AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, 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 19th of **December, 2008.**

Attest:


Its: Steven Purser, Asst. Vice President

Regions Bank, an Alabama Banking Corporation

By: 
Joe Terrill
Its: Vice President



20090318000099820 2/3 \$72.00
Shelby Cnty Judge of Probate, AL
03/18/2009 10:59:33AM FILED/CERT

State of Mississippi:
County of Lamar:

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Joe Terrill and Steven Purser whose names as Vice President and Assistant Vice President of **Regions Bank**, are signed to the foregoing conveyance, and who are known to me, acknowledged before on this day that, being informed of the contents of the conveyance, they as such officers, and with full authority, executed the same voluntarily for, and as the act of, said Corporation on the day the same bears date.

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



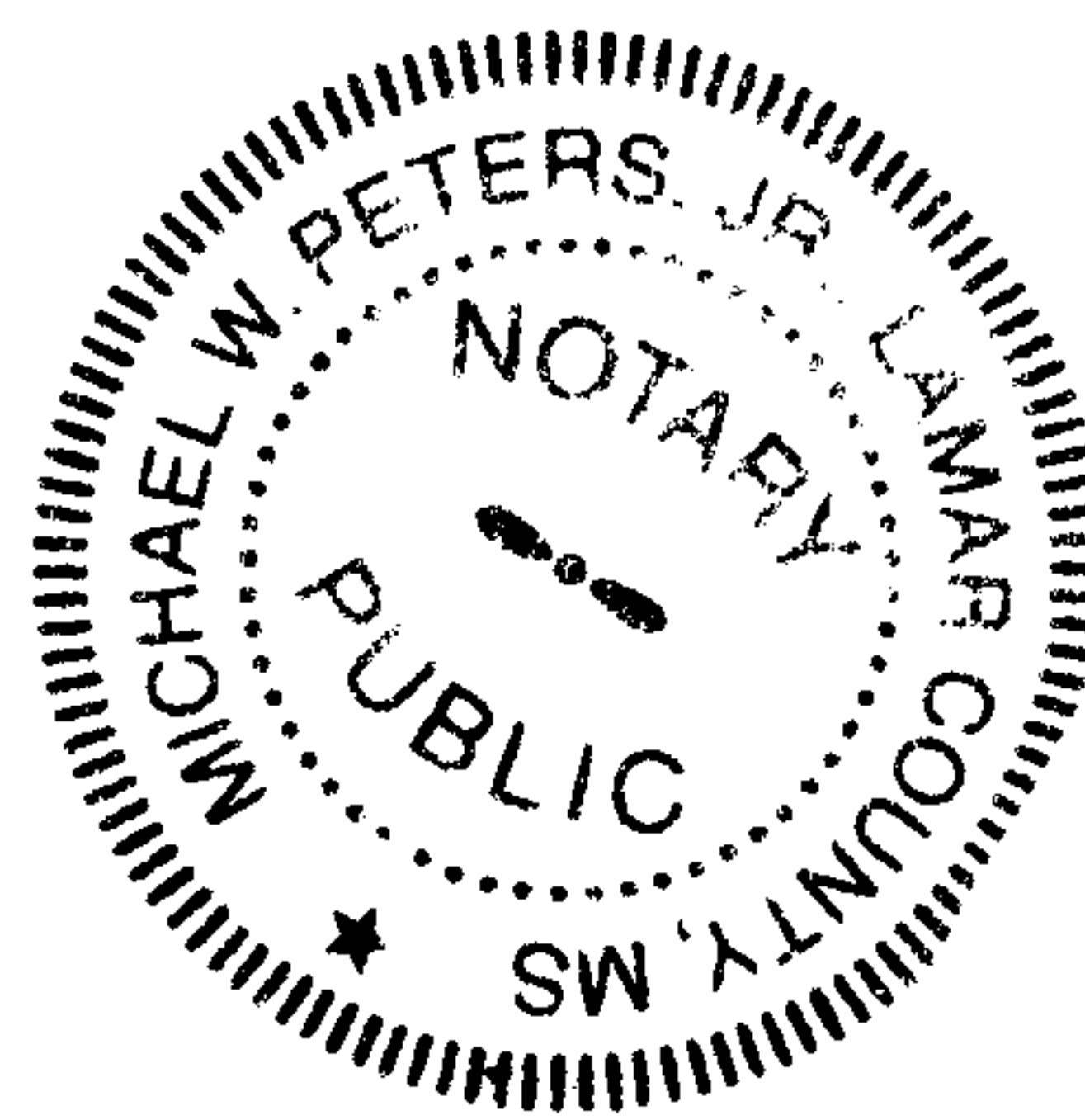
Notary Public
My Commission Expires: My Commission Expires May 20, 2011

This Instrument Prepared By:

Regions Mortgage

215 Forrest Street

Hattiesburg, MS 39401



Return To:

REO Land Services, Inc.
429 Forbes Avenue
Suite 1201
Pittsburgh, PA 15219

20090318000099820 3/3 \$72.00
Shelby Cnty Judge of Probate, AL
03/18/2009 10:59:33AM FILED/CERT

EXHIBIT A

LOT 12, ACCORDING TO THE SURVEY OF HABERSHAM PLACE, AS
RECORDED IN MAP BOOK 37, PAGE 1 A AND B, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.