

**SPECIAL WARRANTY DEED**

**THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$228,400.00**

**SOURCE OF TITLE:** **THIS INSTRUMENT WAS  
PREPARED BY**  
Instr #20090318000099810  
Resource Title Gulf States LLC-AL  
3931 Gallatin Pike Suite B  
Nashville, TN 37216  
866-625-0482

20090415000138790 1/2 \$60.00  
Shelby Cnty Judge of Probate, AL  
04/15/2009 12:55:40PM FILED/CERT

095587AL					
ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:	MAP-PARCEL NUMBERS	
Bob Schiefer and Shannon Schiefer			<i>Same As New Owner</i>	134-203-005-046.000/	
(NAME) 4107 Old Cahaba Parkway			(NAME)		
(ADDRESS)			(ADDRESS)		
Helena	AL	35080	(CITY)	(STATE)	(ZIP)
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Island Source II, LLC, SAID GRANTOR DOES HEREBY GRANT, BARGAIN, SELL, AND CONVEY UNTO Bob Schiefer and Shannon Schiefer, *Husband AND  
Wife*

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN SHELBY COUNTY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS, TO-WIT:

**Lots 1933, 1934 and 1935 according to the Survey of Old Cahaba, Phase V, First Addition, as recorded in Map Book 35, Page 120, in the Probate Office of Shelby County, Alabama.**

**Less and Except:**

**Lots 1933 and 1934 according to the Survey of Old Cahaba, Phase V, First Addition, as recorded in Map Book 35, Page 120, in the Probate Office of Shelby County, Alabama.**

**Said property being further conveyed to Regions Bank by Foreclosure Deed from Brian R. Walding, agent and Attorney-in-Fact, dated July 21, 2008 and recorded on July 24, 2008 in Instrument No. 20080724000298330, said Probate Office, AND;**

**Said property being conveyed to Island Source II, LLC by Corporate Form Special Warranty Deed from Regions Bank d/b/a Regions Mortgage, successor by merger to AmSouth Bank and successor by merger to Union Planters Bank, N.A. dated December 19th, 2008 and recorded March 18, 2009 in Instrument Number 20090318000099810, said Probate Office.**

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved

This is  property, known as

4107 Old Cahaba Parkway

Helena

35080

(House Number, (Street))

(City or Town)

(Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Bob Schiefer and Shannon Schiefer, and his/her/their assigns, forever.

Said Island Source II, LLC, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

*Consideration of Deed being paid by  
MORTGAGE \$182,720.00*

Shelby County, AL 04/15/2009  
State of Alabama

Deed Tax: \$46.00

IN WITNESS WHEREOF, the said Island Source II, LLC., has executed this deed this 24th day of February, 2009

Island Source II, LLC



STUART BROWN  
AUTHORIZED SIGNER

STATE OF

Minnesota

COUNTY OF

Minneapolis

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Stuart Brown, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Attorney in Fact of Island Source II, LLC., the Attorney in Fact of said Island Source II, LLC., the within named bargainer, and that he/she as such Authorized Rep, being authorized so to do, executed the foregoing instrument for the purposes therein contained, and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book \_\_\_\_\_, Page \_\_\_\_\_ or in Instrument Number \_\_\_\_\_ of record in \_\_\_\_\_

Office of the Probate Judge for Shelby County, Alabama.

Witness my hand and Notarial Seal this 24th day of February, 2009



My Commission expires:

1/31/2010



Notary Public

RETURN TO:

Resource Title Agency of Tennessee  
3931 Gallatin Pike, Suite B  
Nashville, TN 37216

  
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