



20091021000396230 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
10/21/2009 12:29:39 PM FILED/CERT

Send Tax Notice To:
Michael L. Herron
312 19th Street
Calera, Alabama 35040
File No. 09-180

Prepared By:
James R. Moncus, Jr.
1313 Alford Avenue
Birmingham, Alabama 35226

SPECIAL WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

Know all men by these presents, this deed made this the 16 day of October, 2009, by and between Regions Bank, a Corporation (herein referred to as Grantor) and Michael L. Herron (hereinafter referred to as Grantee);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of Five Thousand Five Hundred and No/100 Dollars (\$5,500.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate in Shelby County, Alabama, to-wit:

Lots 15 and 16, Block 92, according to J. H. Dunstan's Map of the Town of Calera, situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2009.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantor herein described.

To have and to hold unto the said Grantee their heirs and assigns, forever.

And the Grantor does hereby covenant with the Grantee, except as above noted that, at the time of 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.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property.

IN WITNESS WHEREOF, the Grantor, by Kent Harrell, its
Sr. Vice President who is authorized to execute this conveyance, has hereunto set its signature
and seal, this the 16 day of October, 2009.

REGIONS BANK, A CORPORATION

K Harrell
By: Kent Harrell
Its: Sr. Vice President

STATE OF FLORIDA)
COUNTY OF Pinellas)

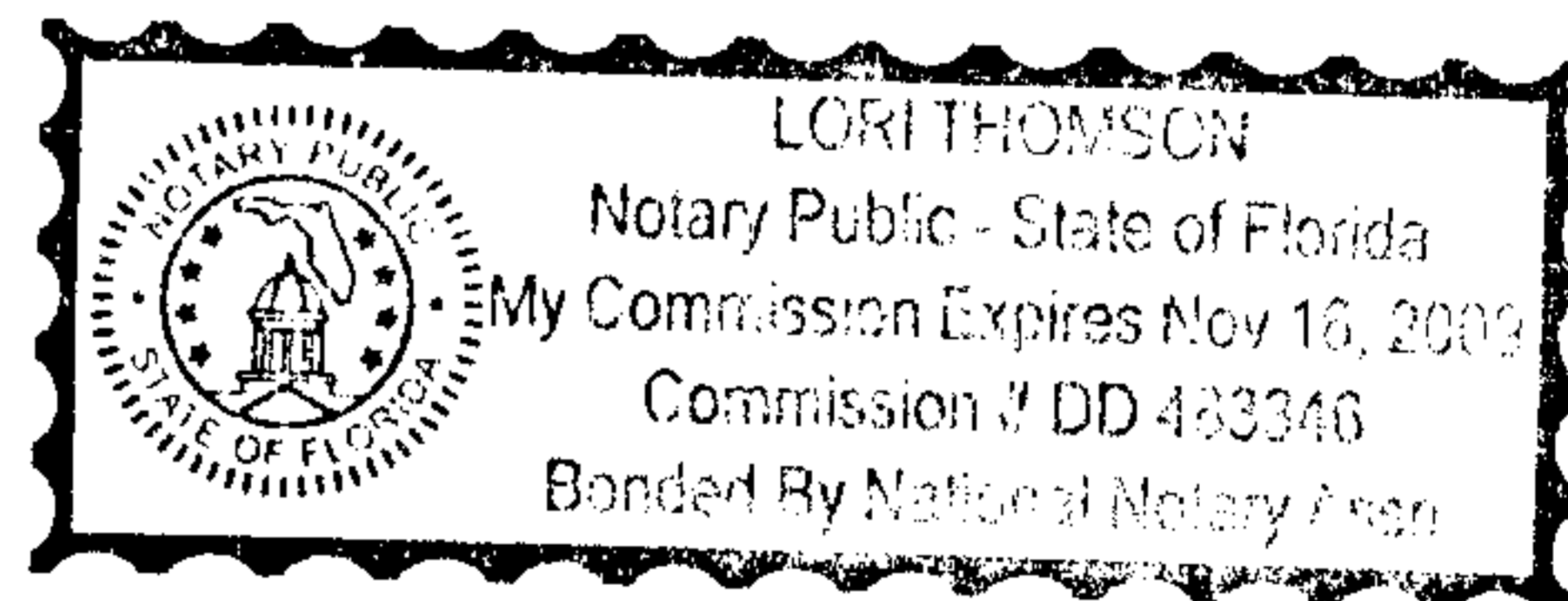
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that
Kent Harrell, whose name as Sr. Vice President of Regions Bank, a
Corporation, is signed to the foregoing conveyance, and who is known to me acknowledged before
me on this day that, being informed of the contents of the conveyance, he, as such officer, and
with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 16 day of October, 2009.

Lori Thomson
NOTARY PUBLIC

[NOTARIAL SEAL]

MY COMMISSION EXPIRES: Nov. 16, 2009



Deed Tax : \$5.50



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ATTACHMENT TO SPECIAL WARRANTY DEED DATED OCTOBER 16, 2009

REGIONS BANK, A CORPORATION, GRANTOR

TO MICHAEL L. HERRON, GRANTEE

The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.



Michael L. Herron