


Cons: \$493,600.00

This instrument was prepared by:

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1819 Fifth Avenue North
Birmingham, Alabama 35203


20091230000476950 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
12/30/2009 02:20:25 PM FILED/CERT

When recorded mail to:

Randolph H. Lanier
Balch & Bingham LLP
P.O. Box 306
Birmingham, AL 35201

STATE OF ALABAMA)

COUNTY OF SHELBY)

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("Grantor"), whose address is 1901 6th Avenue North, 19th Floor, Birmingham, Alabama 35203, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by **STREET RESIDENTIAL CONSTRUCTION, L.L.C.**, an Alabama limited liability company ("Grantee"), whose address is 5800 Feldspar Way, Hoover, Alabama 35244, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee, its successors and assigns forever, all of its right, title, and interest in and to the following described real property, to wit:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions, reservations, encumbrances, liens, and other matters of record.
2. Ad valorem taxes for the 2009 tax year and all subsequent years.
3. All rights of redemption.
4. All applicable zoning, building, and land use laws, rules, regulations, statutes and ordinances.

All of the purchase price for this deed is represented by a purchase money mortgage recorded contemporaneously herewith.

5. All matters that would be disclosed by an accurate survey of the Property.

Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of said Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

[Remainder of Page Intentionally Blank.]



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IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name,
by its proper officer thereunto duly authorized, this 17th day of December, 2009.

REGIONS BANK,
an Alabama banking corporation

By: Thomas A. Neely
Name: Thomas A. Neely
Title: Executive Vice President

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Thomas A. Neely, whose name as Executive Vice President of Regions Bank, an Alabama banking corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, 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 17th day of December, 2009.

Denma Ann Sanders
Notary Public


[NOTARIAL SEAL]

My commission expires: 10-8-2013

Exhibit A

Property

Lots 33, 34, 35, 36 and 49, according to the Survey of Ridgecrest Subdivision, Phase One, Sector Two, as recorded in Map Book 37, Page 43, in the Probate Office of Shelby County, Alabama.


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