

Send Tax Notice To:
Allen B. Groves
Victoria W. Groves
725 St. Andrews Lane
Hoover, Alabama 35244
File No. 10-020

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 18th day of February, 2010, by and between Regions Bank, an Alabama Banking Corporation (herein referred to as Grantor) and Allen B. Groves and Victoria W. Groves, Husband and Wife, as joint tenants with right of survivorship, (hereinafter referred to as Grantees);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of Sixty Five Thousand and No/100 Dollars (\$65,000.00) and other good and valuable consideration, in hand paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship, the following described real estate in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Heatherwood 7th Sector, as recorded in Map Book 39, pages 84 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **Ad valorem taxes** due and payable October 1, 2010.
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.

All rights of redemption arising from that certain foreclosure deed recorded in Instrument No. 20091218000463340. Said rights to expire December 18, 2010.

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 William D. Beaird, its
Vice President, who is authorized to execute this conveyance, has hereunto set its signature
and seal, this the 18th day of February, 2010.

REGIONS BANK, AN ALABAMA
BANKING CORPORATION

William D. Beaird
By: William D. Beaird
Its: Vice President

STATE OF ALABAMA)

COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that
William D. Beaird, whose name as Vice President of Regions Bank, an
Alabama Banking 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, _____,
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 18th day of February, 2010.

Christopher Z. Hargis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/29/10

Shelby County, AL 02/24/2010
State of Alabama
Deed Tax : \$65.00



20100224000054390 3/3 \$82.00
Shelby Cnty Judge of Probate, AL
02/24/2010 09:49:01 AM FILED/CERT

ATTACHMENT TO SPECIAL WARRANTY DEED DATED FEBRUARY 18th, 2010

REGIONS BANK, AN ALABAMA BANKING CORPORATION, GRANTOR

TO ALLEN B. GROVES AND VICTORIA W. GROVES, HUSBAND AND WIFE,

GRANTEES

The Grantee(s) 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.

Grantee

Allen B. Groves

Grantee

Victoria W. Groves