

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:

Randy Goggans
228 Hawthorn Street
Birmingham AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Regions Bank, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Randall H. Goggans, (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 606, 607, 608, 633 and 643 according to the Survey of Deer Ridge Lakes Sector 6, Phase 1, as recorded in Map Book 37, Page 58, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2010 and thereafter; (2) Easements of record for sanitary sewer, storm water, and other public utilities; (3) All other easements, covenants, conditions and restrictions of record; (4) Current zoning classification; (5) Mineral and mining rights not owned by the Grantor; (6) Matters that an accurate survey would disclose.

The Property is sold "AS IS" with no warranties expressed or implied.

TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 5th day of March, 2010.

Regions Bank

By: [Signature]

Its: Vice President

STATE OF ALABAMA)
Jefferson COUNTY)

CORPORATION ACKNOWLEDGMENT

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

Given under my hand and official seal this 5th day of March, 2010.

[Signature]
Notary Public

My Commission Exp. 5/29/2012