

Send Tax Notice To:
Walter L. Jefferson, Jr.
107 Acorn Circle
Alabaster, Alabama 35007
File No.: 10-053

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 3rd day of May, 2010, by and between Regions Bank, an Alabama Banking Corporation (herein referred to as Grantor) and Walter L. Jefferson, Jr. (hereinafter referred to as Grantee);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of One Hundred Thirty Five Thousand and No/100 Dollars (\$135,000.00) 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: **Lot 114, according to the Survey of Autumn Ridge Second Sector, as recorded in Map Book 14, pages 16, 17 and 18, 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.

(\$135,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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 Joe Terrill, its Vice President, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 3rd day of May, 2010.

REGIONS BANK, AN ALABAMA
BANKING CORPORATION

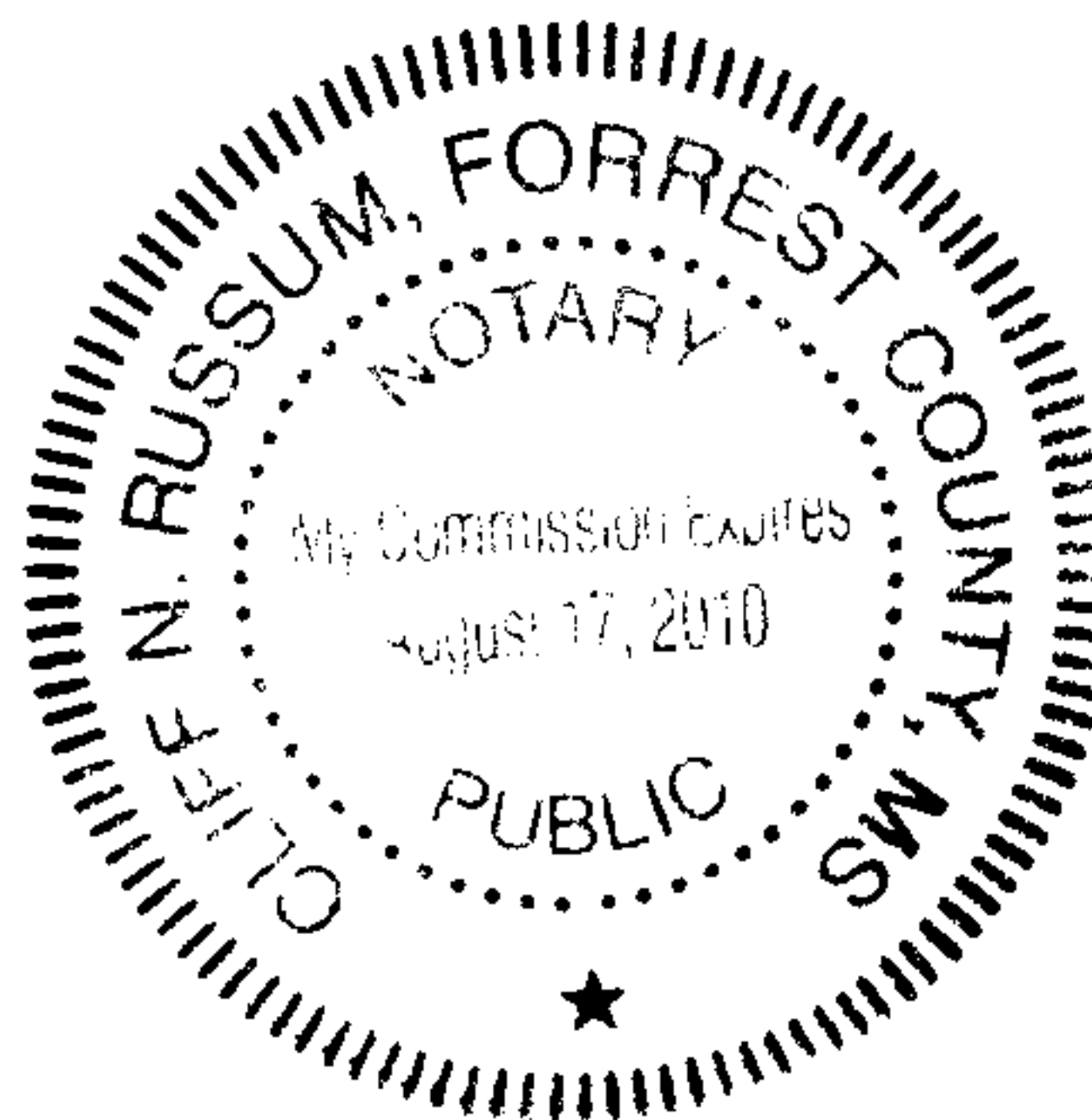
By: Joe Terrill
Its: Vice President

STATE OF MISSISSIPPI)

COUNTY OF Forrest)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Joe Terrill, 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 3rd day of May, 2010.



Cliff Russum
NOTARY PUBLIC CLIFF RUSSUM

MY COMMISSION EXPIRES: August 17, 2010



20100506000141260 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
05/06/2010 10:16:32 AM FILED/CERT

ATTACHMENT TO SPECIAL WARRANTY DEED DATED 5/3, 2010

REGIONS BANK, SUCCESSOR BY MERGER WITH AMSOUTH BANK, AN

ALABAMA BANKING CORPORATION, GRANTOR

TO WALTER L. JEFFERSON, JR., GRANTEE

The Grantee(s) has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Grantee Walter L. Jefferson, Jr.



20100506000141260 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
05/06/2010 10:16:32 AM FILED/CERT