


Send Tax Notice To:
TJ Properties, LLC
211-A Yeager Parkway
Pelham, AL 35124

*This instrument was prepared by
and when recorded return to:*
Claude McCain Moncus, Esq.
CORLEY MONCUS, P.C.
728 Shades Creek Parkway, Suite 100
Birmingham, Alabama 35209
205.879.5959


20100701000211380 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
07/01/2010 02:44:21 PM FILED/CERT

Shelby County, AL 07/01/2010
State of Alabama
Deed Tax : \$18.00

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Three Hundred Fifty Six Thousand Five Hundred and no/100 Dollars (\$356,500.00) and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **REGIONS BANK**, a state banking corporation (herein referred to as Grantor) does grant, bargain, sell and convey unto **TJ PROPERTIES, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate (the "Property"), situated in Shelby County, Alabama.

Lot 20, according to the Survey of Clayton's addition to Oak Mountain Business Park Second Sector, as recorded in Map Book 29, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to the easements, restrictions, covenants of record, and those matters, all as set forth in Exhibit A attached hereto and made a part hereof.

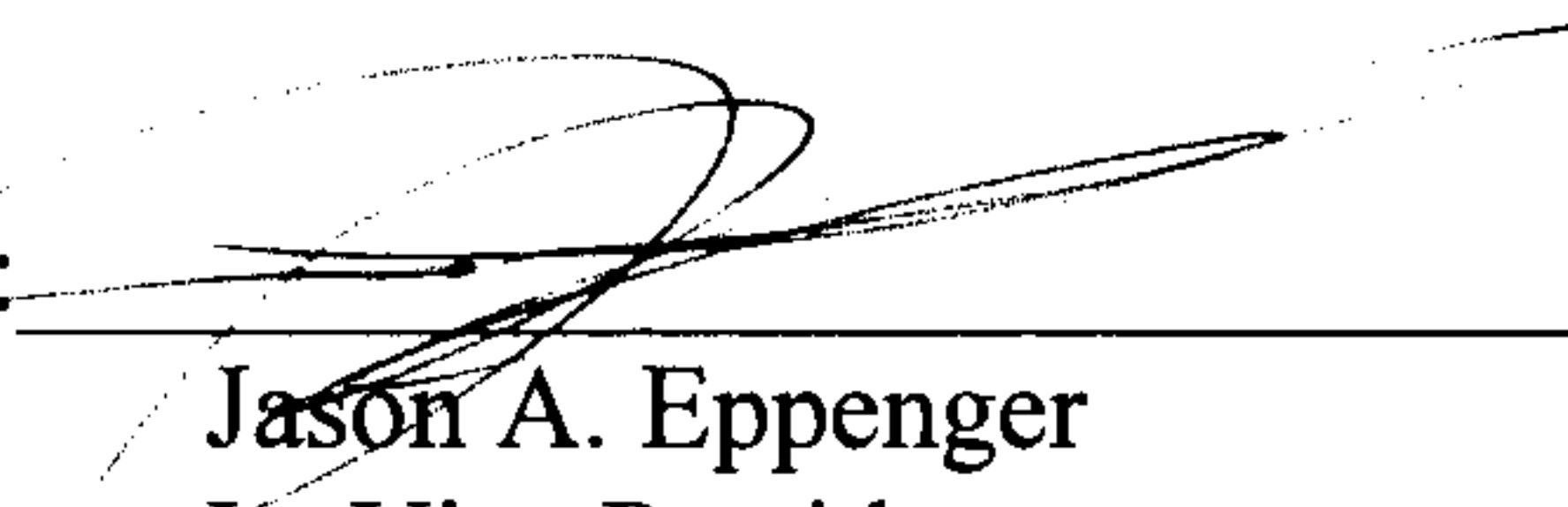
\$338,850.00 of the purchase price recited above was paid from the proceeds of a mortgage loan (s) recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of the Grantor, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the Code of Alabama (1976).

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 28th day of June, 2010.

REGIONS BANK, a state banking corporation

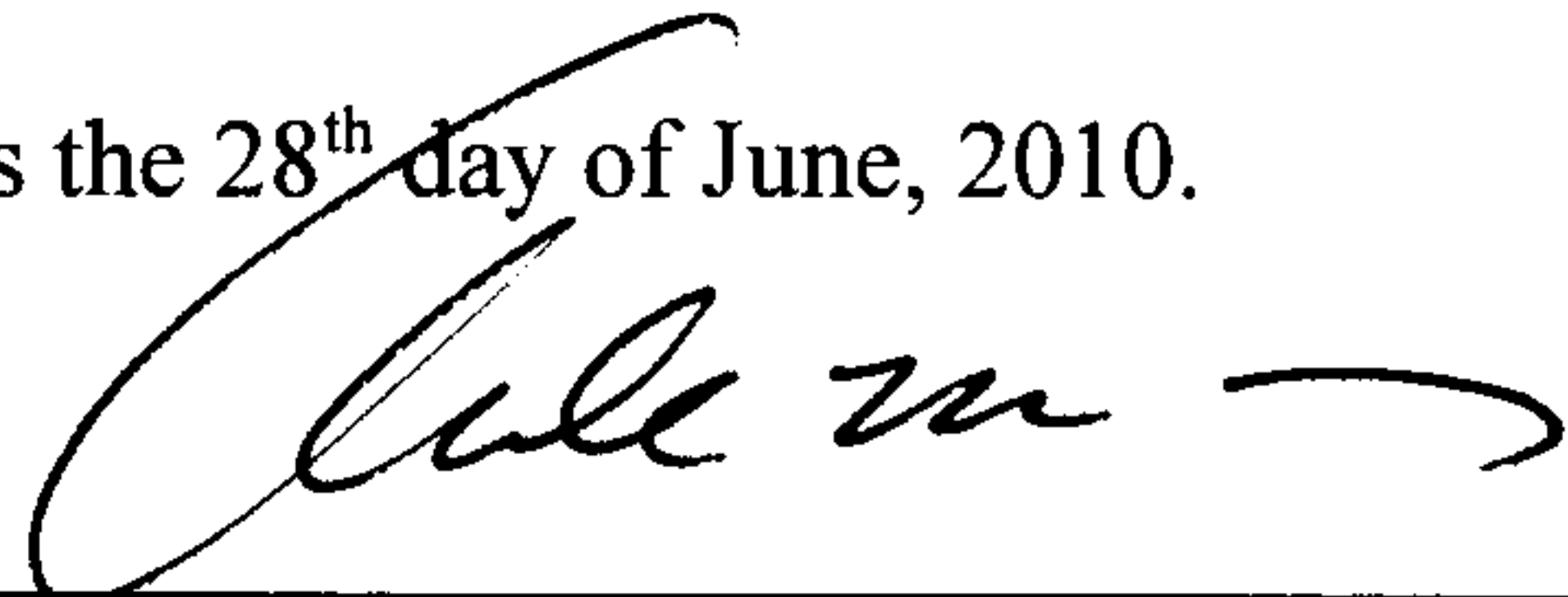
By:  [Seal]
Jason A. Eppenger
Its Vice President

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jason A. Eppenger, whose name as Vice President of Regions Bank, a state 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation on the same that bears date.

Given under my hand and official seal this the 28th day of June, 2010.

[NOTARY SEAL]



NOTARY PUBLIC
My commission expires: 12/28/2011



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EXHIBIT A TO STATUTORY WARRANTY DEED

1. All rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage given by Oak Mountain Real Estate, LLC, to Regions Bank, recorded in Instrument Number 20021122000586940, modified in Instrument Number 20040216000079100, and Instrument Number 20070307000104610, corrected by Scrivener's Affidavit in Instrument Number 20070329000143450 and Instrument Number 20070731000356970, in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to Regions Bank, recorded in Instrument Number 20100310000070910, in said Probate Office;
2. Restrictions, covenants, and conditions as set out in Instrument(s) recorded in Instrument Number 1998-51856, and Instrument Number 2000-17408;
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 242, Page 911, and Deed Book 230, Page 117;
4. Easement(s) to BellSouth Telecommunications as shown by instrument recorded in Instrument Number 1998-26451;
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 33, Page 300, and Deed Book 244, Page 587;
6. Restrictions, limitations, and conditions as set out in Map Book 29, Page 25;
7. Current zoning classification; and
8. All matters that would be revealed by an accurate survey of the Property.