

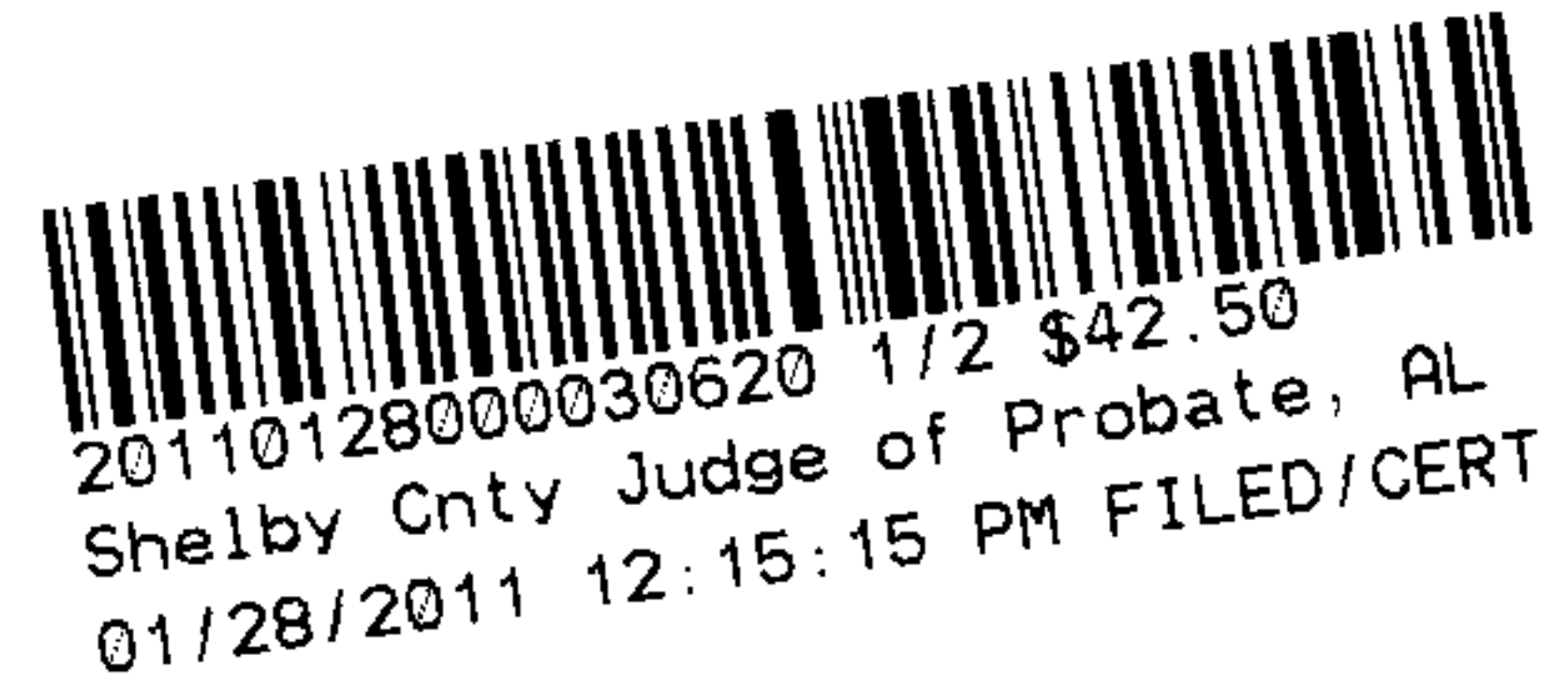
Send Tax Notice To:
Enrique Gonzalez-Perez
Laura M. Gonzalez

1580 King James Dr.
Alabaster, AL 35007
File No. 11-003

Prepared By:
James R. Moncus, Jr.
1313 Alford Avenue
Birmingham, Alabama 35226

STATE OF ALABAMA

SHELBY COUNTY



SPECIAL WARRANTY DEED

Know all men by these presents, this deed made this the 14 day of January, 2011, by and between Regions Bank, An Alabama Banking Corporation (herein referred to as Grantor) and Enrique Gonzalez-Perez and wife, Laura M. Gonzalez, as joint tenants with right of survivorship (hereinafter referred to as Grantees);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of Twenty Seven Thousand Five Hundred and No/100 Dollars (\$27,500.00) 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:

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence run West along the South line of said quarter-quarter section a distance of 254.65 feet to a point on the North right of way line of Smokey Road (70 minutes right of way); thence turn an angle of 9°42'05" to the right and run along said right of way line a distance of 238.54 feet; thence turn an angle of 74°19'50" to the right and run North a distance of 200.57 feet to the point of beginning; thence turn an angle of 80°45'36" to the left and run West a distance of 48.17 feet to an old iron; thence continue along the last described course 170.06 feet to a point on the Eastern right of way line of a County Road; thence turn an angle of 78°48'32" to the right and run North along the Eastern right of way line of Said County Road 982.30 feet to an old iron; thence turn an angle of 98°08'18" to the right and run East a distance of 172.70 feet to a point; thence turn an angle of 82°25'39" to the right and run South a distance of 781.28 feet to a point; thence turn an angle of 72°58'17" to the left and run Southeast a distance of 60.51 feet; thence turn an angle of 74°21'25" and run South a distance of 200.79 feet to the point of beginning.

Less and except any portion of subject property lying within a road right of way.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2011.
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.

Shelby County, AL 01/28/2011
State of Alabama
Deed Tax: \$27.50

All rights of redemption arising from that certain foreclosure deed recorded in


Instrument Number 20100722000233720. Said rights to expire July 22, 2011.

To have and to hold unto the said Grantees, as joint tenants, with right of survivorship their heirs and assigns, forever.

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this Deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein abut not otherwise.

IN WITNESS WHEREOF, the Grantor, by WADE PARKER, its **SR. VICE PRES.**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 14 day of January, 2011.

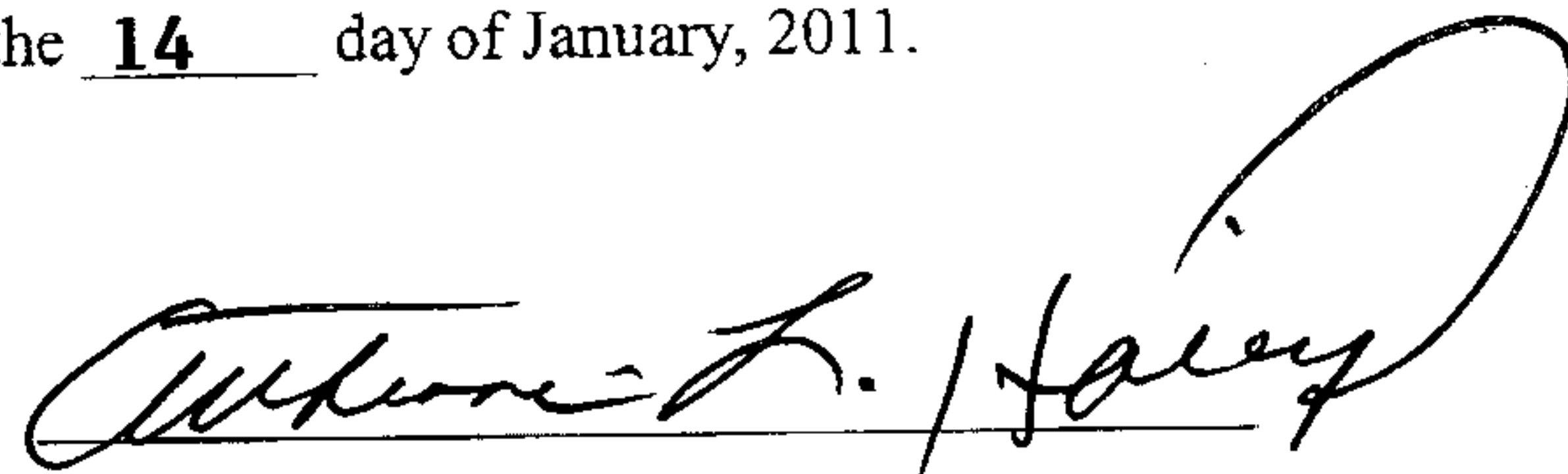
REGIONS BANK, AN ALABAMA
BANKING CORPORATION



By: WADE PARKER
Its: SR. 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 WADE PARKER, whose name as SR. 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 14 day of January, 2011.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 05/29/2012


20110128000030620 2/2 \$42.50
Shelby Cnty Judge of Probate, AL
01/28/2011 12:15:15 PM FILED/CERT