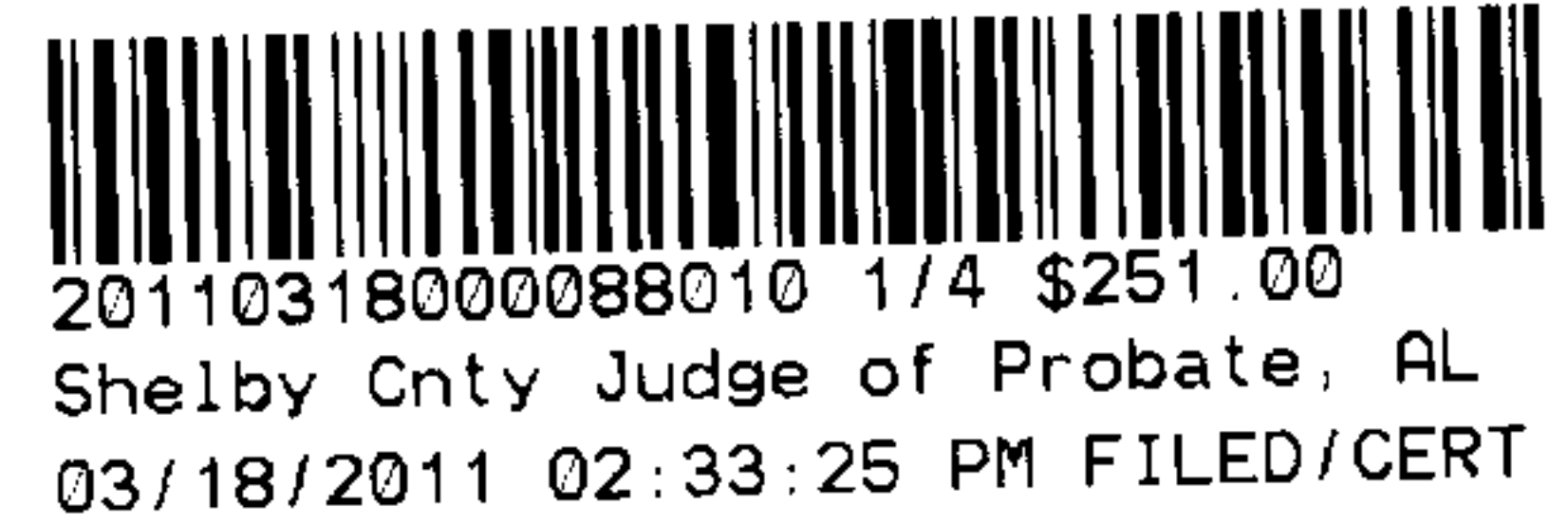


1229,681.00

This instrument was prepared by:

Kay K. Bains, Esq.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203



When recorded mail to:

RL REGI ALABAMA, LLC
700 NW 107th Avenue, Suite 200
Miami, Florida 33172

Tax Parcel No.: _____
Grantee Reference No.: _____

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("**Grantor**"), whose address is 1900 5th Avenue North, 9th Floor, Birmingham, AL 35203, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by **RL REGI ALABAMA, LLC**, an Alabama limited liability company ("**Grantee**"), whose address is 700 NW 107th Avenue, Suite 200, Miami, Florida 33172, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee, its successors and assigns forever, all of the real property described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**"), together with all the rights, easements, privileges, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. The Property does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all rights, easements, privileges, tenements, hereditaments and appurtenances thereto in fee simple.

This conveyance is subject to:

1. All easements, restrictions, reservations, encumbrances, liens, and other matters of record, without the intent to re-impose same.
2. Real property taxes for the 2010 tax year and all subsequent years.
3. All applicable zoning, building, and land use laws, rules, regulations, statutes and ordinances.
4. All matters that would be disclosed by an accurate survey of the Property.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple. Grantor shall forever warrant and defend unto Grantee, its successors and

assigns, the right and title of the Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, this 30th day of September, 2010.

GRANTOR:

REGIONS BANK, an Alabama banking corporation

By: Gwen C. Wambles (Seal)
Name: Gwen C. Wambles
Title: Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Gwen C. Wambles, whose name as VP of **Regions Bank**, an Alabama 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, 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 30th day of September, 2010.

Delma Ann Sanders
Notary Public

[NOTARIAL SEAL]

My commission expires: 10-8-2013


20110318000088010 2/4 \$251.00
Shelby Cnty Judge of Probate, AL
03/18/2011 02:33:25 PM FILED/CERT

EXHIBIT A

A part of the North 1/2 of the NE 1/4, SW 1/4 of the NE 1/4 and East 1/2 of NW 1/4 of Section 11, Township 22 South, Range 3 West, being more particularly described as follows:

Beginning at the Northeast corner of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence South 00 deg. 01 min. 35 sec. West along the East line of said 1/4 1/4 section a distance of 913.89 feet to a found capped rebar corner; thence run South 79 deg. 39 min. 59 sec. West a distance of 1,327.75 feet to a found capped rebar corner; thence run South 62 deg. 38 min. 45 sec. West a distance of 254.66 feet to a set rebar corner; thence run South 65 deg. 08 min. 18 sec. West a distance of 106.17 feet to a set rebar corner; thence run South 65 deg. 08 min. 17 sec. West a distance of 163.29 feet to a set rebar corner; thence run South 69 deg. 36 min. 37 sec. West a distance of 259.20 feet to a found capped rebar corner; thence run North 57 min. 56 min. 45 sec. West a distance of 922.84 feet to a found capped rebar corner; thence run North 67 deg. 27 min. 08 sec. West a distance of 257.18 feet to a found capped rebar corner on the Easterly margin of Alex Mill Road, a chert surfaced public road in a curve to the left having a central angle of 10 deg. 46 min. 43 sec. and a radius of 400.05 feet; thence run Northerly along the arc of said road an arc distance of 75.26 feet to the P. O. R. C. of a curve to the right having a central angle of 10 deg. 35 min. 42 sec. and a radius of 780.00 feet; thence run Northerly along the arc of said curve an arc distance of 144.24 feet to the P. T. of said curves; thence run North 09 deg. 59 min. 25 sec. East along the same said Easterly margin of same said Alex Mill Road a distance of 421.12 feet to the intersection of the Easterly right of way of Alex Mill Road with the easterly right of way of Alabama Highway No. 119 on a curve to the right having a central angle of 10 deg. 53 min. 52 sec. and a radius of 1,574.14 feet; thence run northerly along the arc of said curve an arc distance of 300.16 feet to the P. T. of said curve and a set rebar corner; thence run a tangent distance along said Easterly right of way of said Highway 119 on a bearing of North 06 deg. 03 min. 05 sec. East a distance of 70.29 feet to a found capped rebar corner; thence run South 88 deg. 18 min. 10 sec. East a distance of 297.09 feet to a set rebar corner; thence run South 87 deg. 42 min. 12 sec. East a distance of 2,586.51 feet to the point of beginning, being situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
03/18/2011 02:33:25 PM FILED/CERT

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTIES:

Lots 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 112, 113, 114, 115, 116, 117, 118, 119, 120, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186 and 187, Common Area A and Common Area B, according to the map of Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 34 page 114 in the Probate Office of Shelby County, Alabama.

Lots 79, 80, 81, 82, 83, 109, 110 and 111, according to the survey of Heritage Trace, Phase 1, Sector 2, as recorded in Map Book 35 Page 81 in the Probate Office of Shelby County, Alabama.

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, and 62 according to the survey of Heritage Trace, Phase 2 as recorded in Map Book 36 Page 71 in the Probate Office of Shelby County, Alabama.

Lots 167, 168, 169, and 170 according to the Survey of Heritage Trace, Phase 3 as recorded in Map Book 39, Page 17 in the Probate Office of Shelby County, Alabama.

Lot 1 according to the map of Alex Mill Farms as recorded in Map Book 35 Page 80 in the Probate Office of Shelby County, Alabama.



20110318000088010 4/4 \$251.00
Shelby Cnty Judge of Probate, AL
03/18/2011 02:33:25 PM FILED/CERT

Shelby County, AL 03/18/2011
State of Alabama
Deed Tax: \$230.00