

INVESTOR NUMBER: 011-6077533-703

Regions Bank dba Regions Mortgage CM #: 205300

MORTGAGOR(S): BETTY H. JOHNSON AND KAREN J. COLEY

THIS INSTRUMENT PREPARED BY:

Andy Saag
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)


SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Regions Bank d/b/a Regions Mortgage**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 4, according to Monte Tierra, as recorded in Map Book 5, Page 114 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.


IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.


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Shelby Cnty Judge of Probate, AL
03/28/2011 01:13:51 PM FILED/CERT

205300 *SWD* *Y

IN WITNESS WHEREOF, said Grantor has hereunto set its signature this 8th day of March, 2011.

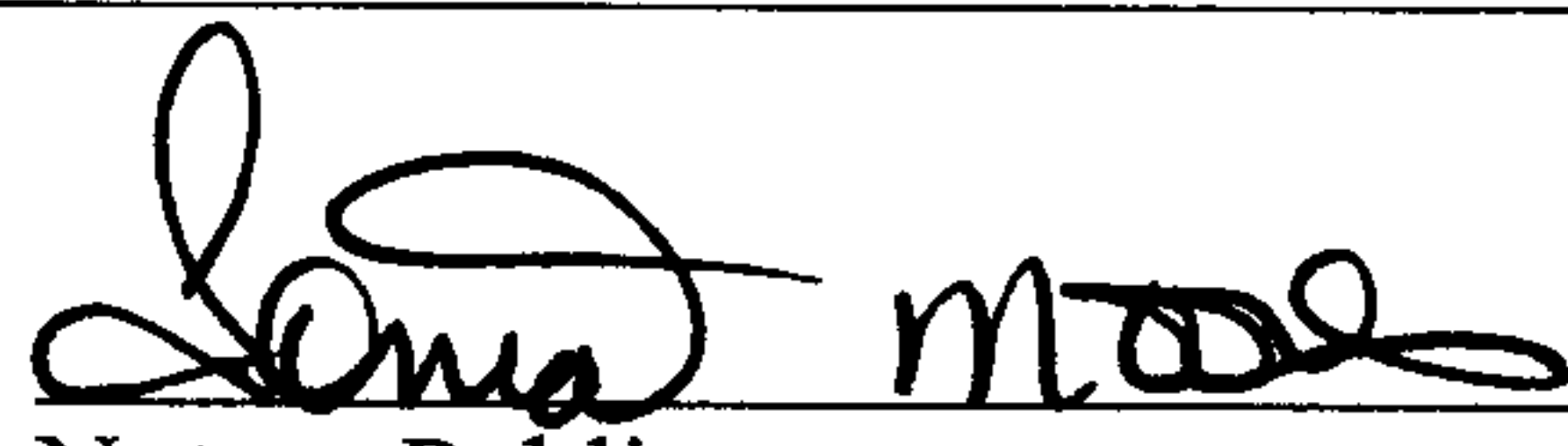
**REGIONS BANK D/B/A REGIONS
MORTGAGE**

By: 
Its: **DEBBIE FLY**
ASST VICE PRESIDENT

STATE OF TENN)
COUNTY OF SHELBY)

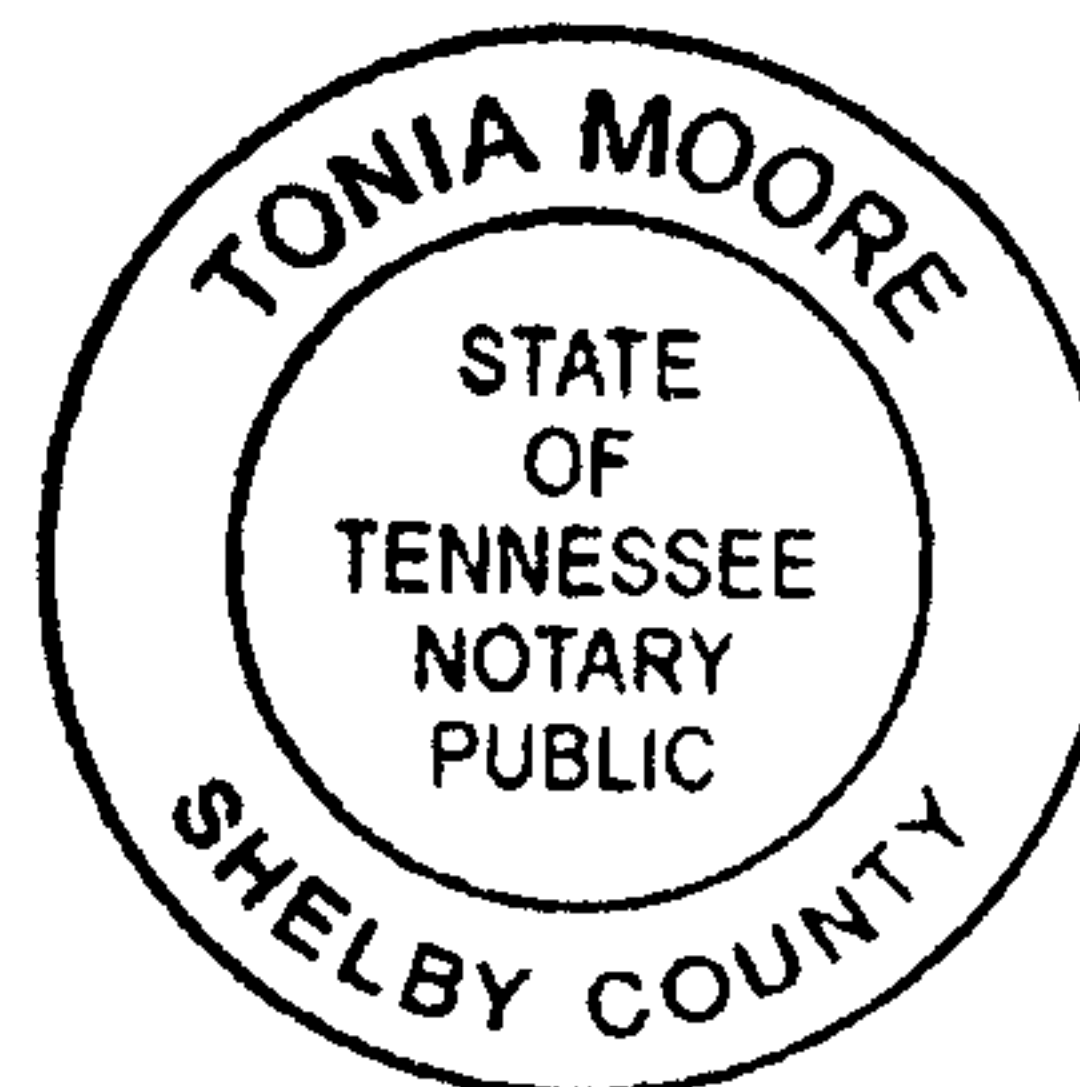
I, TONIA MOORE, a Notary Public in and for said County in said State, hereby certify that DEBBIE FLY, whose name as **ASST VICE PRESIDENT** Regions Bank d/b/a Regions Mortgage, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such DEBBIE FLY, and with full authority, executed the same voluntarily for and as the act of said **ASST VICE PRESIDENT**

Given under my hand this the 8th day of March, 2011.


Notary Public

My Commission Expires: 12/14/14

Grantee's Address:
Secretary of Housing and Urban Development
c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183



My Commission Expires Dec. 14, 2014



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205300 *SWD* *Y