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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.	

20110324000313940 1/3 Bk: LR201103 Pg:2704 Jefferson County, Alabama The certify this instrument filed of 03/24/2011 10:38:48 AM D Judge of Probate- Alan L. King

SPECIAL WARRANTY DEED

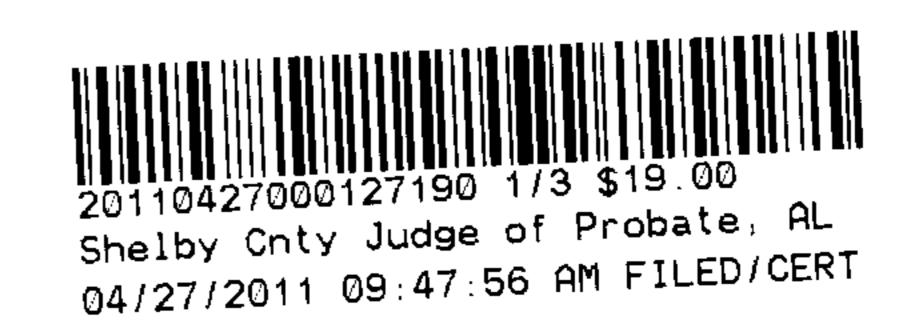
KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("**Grantor**"), whose address is 1900 5th Avenue North, 9th Floor, Birmingham, AL 35203, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by **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 <u>Exhibit A</u> 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 30 day of September, 2010.

		GRANTOR: REGIONS corporation By:	BANK,	ame		banking (Seal)
STATE OF ALABAMA)					
JEFFERSON COUNTY)					
I, the undersigned, a C. Warn Bank, an Alabama banking to me, acknowledged before instrument, he, as such offithe act of said corporation.	corporation, is ore me on this icer and with fu	signed to the following day that, being	regoing ins	strume ed of	ent, and who	of Regions of is known ts of said
Given under my har	nd and official se	eal this 30th day of	of Sept	emk	<u>>€1</u> , 2	010.
		<u>M</u>		ry Pub		<u></u>
[NOTARIAL SEAL]		My commissi	on expires:	: 10	-8-20	13

20110427000127190 2/3 \$19.00 Shelby Cnty Judge of Probate, AL 04/27/2011 09:47:56 AM FILED/CERT

EXHIBIT A

Lots 69, 87, and 97, according to the Survey of Sterling Gate Sector 5, as recorded in Map Book 37, page 114, in the Probate Office of Shelby County, Alabama.

Lots 228 and 230, according to the Final Plat of Forest Ridge, Phase 2, as recorded in Map Book 32, page 62, in the Probate Office of Shelby County, Alabama.

Lot 10, according to the Final Plat of Jameson Trace Phase I, as recorded in Map Book 223, page 13, in the Probate Office of Jefferson County, Alabama, Birmingham Division.

20110427000127190 3/3 \$19.00 Shelby Cnty Judge of Probate, AL 04/27/2011 09:47:56 AM FILED/CERT 20110324000313940 3/3 **Bk: LR201103 Pg:2704 Jefferson County, Alabama**03/24/2011 10:38:48 AM D

Fee - \$11.00

Deed Tax -\$244.50

Total of Fees and Taxes-\$255.50

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