

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 107<sup>th</sup> Avenue, Suite 200  
Miami, Florida 33172

Tax Parcel No.: \_\_\_\_\_  
Grantee Reference No. \_\_\_\_\_



20110324000313940 1/3  
Bk: LR201103 Pg:2704  
Jefferson County, Alabama  
I certify this instrument filed on  
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 5<sup>th</sup> Avenue North, 9<sup>th</sup> 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 107<sup>th</sup> 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



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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<sup>th</sup> 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 30<sup>th</sup> day of September, 2010.

Denma Ann Sandeas  
Notary Public

[NOTARIAL SEAL]

My commission expires: 10-8-2013



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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.



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Fee - \$11.00  
Deed Tax -\$244.50  
Total of Fees and Taxes-\$255.50  
SCOTTK