



20110713000204190 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
07/13/2011 03:42:54 PM FILED/CERT

Shelby County, AL 07/13/2011
State of Alabama
Deed Tax: \$6.00

Send Tax Notice to:

PROPST FULTONDALE, LLC,
a Delaware Limited Liability Company
401 Meridian Street, Suite 300
Huntsville, Alabama 35801

Consideration Amount \$15,940.00
STATE OF Alabama)

Shelby COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by **PROPST FULTONDALE, LLC, a Delaware Limited Liability Company** ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem property taxes for the 2011 tax year and all subsequent years.
2. All rights of redemption.
3. All easements, restrictions, reservations, encumbrances and other matters appearing of record.
4. Zoning and building laws, rules, regulations and ordinances.
5. Matters that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever.



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THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed
this 29 day of June, 2011.

REGIONS BANK, an Alabama banking
corporation

By: Trish Spencer
Name: Trish Spencer
Its: Vice President

STATE OF Alabama
COUNTY Montgomery

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Trish Spencer, whose name as 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and official seal of office this 29th day of June, 2011.

Mary Grigg Ellis
Notary Public
NOTARIAL SEAL
My commission expires _____

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

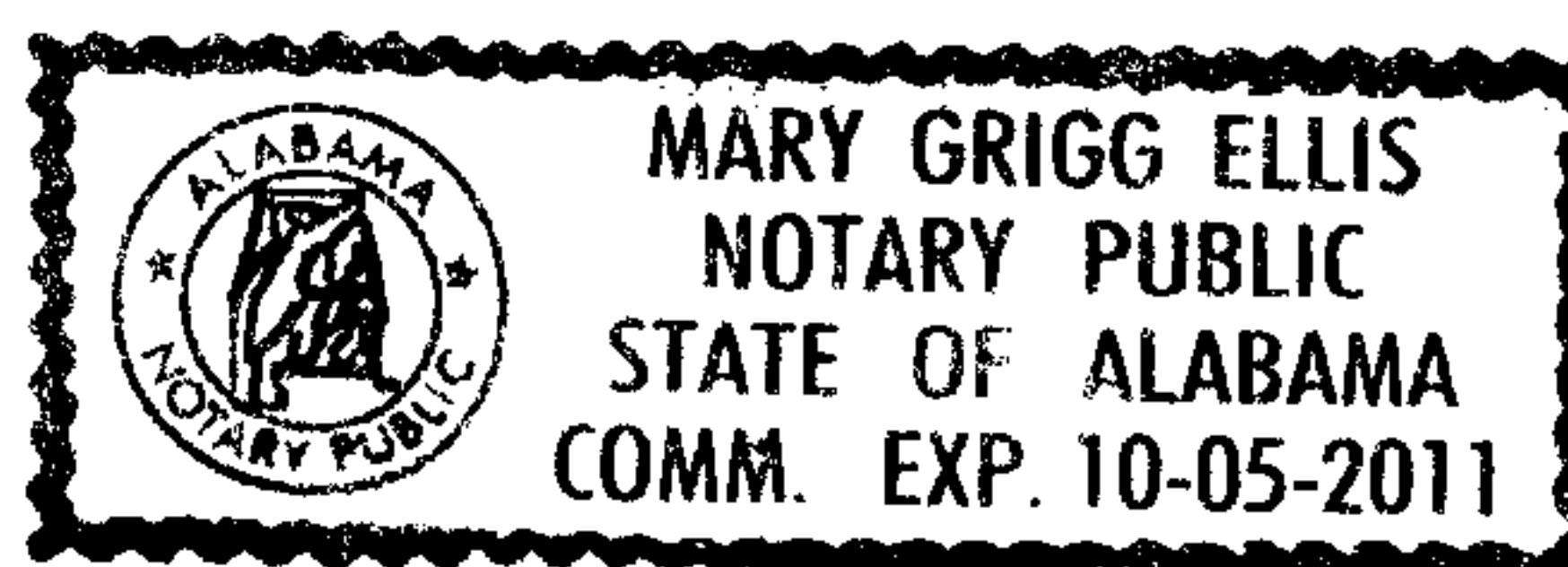


Exhibit "A"

Legal Description

The West 90 feet of Lot No. 14, Lot No. 15 and Lot No. 16, of Block 192, of the John Dunstan's Survey of Calera (1868) recording referenced referred to as Map Book 1, Page 1 (hanging on wall) in the Probate Office of Shelby County, Alabama, said property being described as follows: Commencing at a capped rebar in place being the Northwest corner of Lot No. 14 of Block No. 192 of the above referenced subdivision, said point being located on the Easterly right of way of 5th Street and being the point of beginning. From this beginning point proceed South 86 degrees 09 minutes 39 seconds East along the North boundary of said Lot No. 14 of Block No. 192 for a distance of 90.00 feet to a capped rebar in place; thence proceed South 02 degrees 40 minutes 21 seconds West for a distance of 150.0 feet (set 1/2 inch rebar) to a point on the Northerly right of way of Alabama Highway No. 25; thence proceed North 86 degrees 09 minutes 39 seconds West along the Northerly right of way of said highway for a distance of 90.0 feet (set 1/2 inch rebar) to a point on the Easterly right of way of said 5th Street; thence proceed North 02 degrees 40 minutes 21 seconds East along the Easterly right of way of said 5th Street for a distance of 150.0 feet to the point of beginning.

The above described land is located in the Northeast 1/4 of Section 21, Township 22 South, Range 2 West, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Said map is not recorded and is not available for recordation.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property; and

BEING the same property conveyed to Southern Grounds Landscaping, LLC, an Alabama limited liability company, by Deed dated April 5, 2006 and recorded April 11, 2006, of record in Instrument No. 20060411000168060, in the Office of the Judge of Probate of Shelby County, Alabama; and

THEREAFTER, being the same property conveyed to Regions Bank, by Mortgage Foreclosure Deed dated April 7, 2009 and recorded April 7, 2009, of record in Instrument No. 20090407000127940, in the office aforesaid.

The following is provided as an accommodation for informational purposes only. No insurance is provided over same:

Current Property Address: Old Hwy 25, Calera, Alabama 35040

Current Parcel ID No: 28-5-21-1-003-007-001

File Number: 11-0721