



20110713000204220 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
07/13/2011 03:42:57 PM FILED/CERT

Shelby County, AL 07/13/2011
State of Alabama
Deed Tax: \$3.50

Send Tax Notice to:

PROPS FULTONDALE, LLC a Delaware
limited liability company
401 Meridian Street, Suite 300
Huntsville, AL 35801
Consideration Amount: \$13,520.00
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 **PROPS 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 28 day of June, 2011.

REGIONS BANK, an Alabama banking corporation

By: Wade Parker
Name: Wade Parker
Its: Senior VP

STATE OF Alabama
COUNTY Jefferson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Wade Parker, whose name as Sr. Vice Pres. 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 28th day of June, 2011.

Christine L. Waller
Notary Public
NOTARIAL SEAL
My commission expires 5/29/12

This instrument prepared by:

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



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Exhibit "A"

Legal Description

The following described real property, situated in Shelby County, Alabama, to wit:

Lot 509, according to the Survey of Final Plat of Stage Coach Trace, Sector 5, as recorded in Map Book 33, Page 26, in the Probate Office of Shelby County, Alabama.

BEING a PORTION of the same property conveyed to W.A. Jones Construction Co., Inc., by Warranty Deed dated April 1, 2005, and recorded on April 8, 2005, of record in Instrument No. 20050408000164710, in the Office of the Judge of Probate of Shelby County, Alabama; and

THEREAFTER being the same property conveyed to Regions Bank, by Foreclosure Deed dated May 29, 2009, and recorded on June 9, 2009, of record in Instrument No. 2009060900217960, in the Office aforesaid.

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

Current Property Address: 136 Morning Mist Trail, Alabaster, Alabama 35007

Current Parcel ID No: 23-7-25-3-005-009.000

File Number: 11-0718