



20110912000269040 1/3 \$37.50  
Shelby Cnty Judge of Probate, AL  
09/12/2011 01:16:20 PM FILED/CERT

Shelby County, AL 09/12/2011  
State of Alabama  
Deed Tax: \$19.50

Send Tax Notice to:

DAL PROPERTIES, LLC  
3112 HIGHWAY 109  
WILSONVILLE, AL 35186

*Consideration \$19,250*

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 DAL PROPERTIES, LLC, an Alabama 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 current 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.

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 30<sup>th</sup> day of August, 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 Senior 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 30<sup>th</sup> day of Aug, 2011.

Helen Atkinson  
Notary Public  
NOTARIAL SEAL  
My commission expires 7-7-12

REG-10356

This instrument was prepared by:

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

  
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**EXHIBIT A**

[Legal Description]

**Lot 917, according to the Final Plat of Carnoustie Crest at Ballantrae Phase I, as recorded in Map Book 35, Page 71, in the Office of the Judge of Probate of Shelby County, Alabama; and**

**BEING A PART OF the same property conveyed to Infinity Designs, Inc., by Statutory Warranty Deed dated August 10, 2005 and recorded September 13, 2005, of record in Instrument No. 20050913000473780, in the Office of the Judge of Probate of Shelby County, Alabama; and**

**THEREAFTER, BEING A PART OF the same property conveyed to Regions Bank, an Alabama corporation, by Mortgage Foreclosure Deed dated February 3, 2010 and recorded February 8, 2010, of record in Instrument No. 20100208000037780, in the office aforesaid.**

**Current Property Address: Lot 917 Carnoustie, Pelham, Alabama**

**Current Parcel ID No: 14-8-28-3-008-017-000**