



20110926000284590 1/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
09/26/2011 01:48:59 PM FILED/CERT

Shelby County, AL 09/26/2011  
State of Alabama  
Deed Tax: \$21.00

Send Tax Notice to:

RIDGECREST PROPERTIES, LLC  
13521 SHELBY COUNTY 280, SUITE 101  
BIRMINGHAM, AL 35242

Consideration: \$20,900

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 RIDGECREST 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 14th day of September 2011.

REGIONS BANK, an Alabama banking corporation

By: Wade R  
Name: Wade Parker  
Its: SR. V.P.

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 V.P. 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 14th day of September 2011.

Stephen A. Williams  
Notary Public  
NOTARIAL SEAL

My commission expires 5/29/12

This instrument was prepared by:

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

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## Exhibit "A"

Lots 18 and 19, according to the Final Plat of Cross Creek Subdivision, as recorded in Map Book 38, Page 3, in the Probate Office of Shelby County, Alabama; and

Being a part of the property conveyed to Haven Homes, LLC an Alabama limited liability company by Statutory Warranty Deed dated April 12, 2007 and recorded on April 18, 2007 in Instrument No. 20070418000178910 in the Probate Office of Shelby County, Alabama; and

Thereafter, being the same property conveyed to Regions Bank by Foreclosure Deed dated March 16, 2011 and recorded on that same day in Instrument No. 20110316000085680 in the Office aforesaid.

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