

20110926000284600 1/4 \$88.50
Shelby Cnty Judge of Probate, AL
09/26/2011 01:51:57 PM FILED/CERT

Shelby County, AL 09/26/2011
State of Alabama
Deed Tax: \$67.50

Consideration: \$67,100

Send Tax Notice to:

STEVE JAGER
7089 N. HIGHLAND DRIVE
BIRMINGHAM, AL 35242

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 STEVE JAGER, a married man ("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 15 day of September, 2011.

REGIONS BANK, an Alabama banking corporation

By: Wade R

Name: Wade Parker

Its: Sr. Vice President

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 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 15 day of September 2011.

Catherine L. Hollifield
Notary Public Catherine L. Hollifield
NOTARIAL SEAL
My commission expires 05/29/2012

This instrument was prepared by:

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

EXHIBIT A

[Legal Description]

TRACT ONE

A tract of land situated in the North (1/2) of Section 14, Township 20 South, Range 2 West, Shelby County, Alabama, and a portion of Tract A of Double Oak Mountain, LLC. Timber Tract Survey #30 as recorded in Map Book 20 Page 1A, B & C and being more particularly described as follows:

Begin at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 20 South, Range 2 West, Shelby County, Alabama and run North 89 deg. 06 min. 59 sec. West along the South line of said 1/4-1/4 Section for 667.98 feet; thence run North 14 deg. 53 min. 26 sec East for 156.89 feet; thence run North 27 deg. 21 min. 35 sec. East for 70.53 feet; thence run North 33 deg. 12 min. 13 sec. East for 241.47 feet; thence run North 34 deg. 12 min. 41 sec. East for 175.92 feet; thence run North 31 deg. 41 min. 00 sec. East 123.82 feet; thence run North 32 deg. 36 min. 03 sec. East for 112.36 feet; thence run North 33 deg. 23 min. 21 sec East for 122.42 feet; thence run North 26 deg. 41 min. 37 sec. East for 55.71 feet; thence run North 51 deg. 35 min. 40 sec. East for 68.69 feet; thence run North 51 deg. 50 min. 20 sec. East for 105.58 feet; thence run North 48 deg. 22 min. 08 sec. East for 201.76 feet; thence run North 66 deg. 21 min. 28 sec. East for 123.11 feet; thence run North 70 deg. 10 min. 18 sec East for 314.57 feet; thence run North 54 deg 13 min. 17 sec East for 191.53 feet; thence run South 35 deg. 46 min. 43 sec. East for 48.38 feet; thence run North 54 deg. 13 min. 17 sec. East for 86.57 feet; thence run North 44 deg. 19 min. 49 sec. East for 440.16 feet; thence run North 18 deg. 26 min. 46 sec. West for 87.57 feet; thence run North 48 deg. 44 min. 02 sec. East for 51.84 feet; thence run North 51 deg. 21 min 36 sec. East for 77.48 feet; thence run North 61 deg. 50 min. 07 sec. East for 42.63 feet; thence run North 88 deg. 28 min. 37 sec. East for 126.21 feet; thence run South 44 deg. 13 min. 51 sec East for 34.63 feet; thence run South 13 deg. 51 min. 10 sec. East for 47.66 feet; thence run South 09 deg. 13 min. 09 sec. West for 50.28 feet; thence run South 57 deg. 36 min. 26 sec. West for 110.53 feet; thence run South 46 deg. 26 min. 06 sec. West for 134.29 feet; thence run South 45 deg. 55 min. 30 sec. West for 86.02 feet; thence run North 79 deg. 50 min 20 sec. East for 98.85 feet; thence run North 67 deg. 25 min. 01 sec. East for 125.74 feet; thence run South 55 deg. 53 min. 29 sec. East for 147.57 feet to the point of beginning of a curve to the left, having a radius of 270.00 feet; thence run along said curve a chord bearing of North 62 deg. 17 min. 53 sec. East for 46.00 feet to the point of a tangent to said curve; thence run North 57 deg. 25 min. 03 sec. East along said tangent for 300.21 feet; thence run South 32 deg. 34 min. 56 sec. East for 60.00 feet; thence run South 57 deg. 25 min. 03 sec. West for 300.21 feet to the point of beginning of a curve to the right, having a radius of 330.00 feet; thence run along said curve a chord bearing of South 64 deg. 39 min. 42 sec. West for 83.44 feet; thence run South 37 deg. 20 min. 15 sec. East for 217.66 feet; thence run South 27 deg. 00 min. 05 sec. West for 64.12 feet to a point on the Northwestern line of Deer Ridge Lakes Sector 2, Phase 2 as recorded in Map Book 33, Page 116 in the Office of the Judge of Probate of Shelby County; thence run North 88 deg. 40 min. 47 sec. West along said subdivision line for 64.30 feet; thence run South 65 deg. 15 min. 29 sec. West along said subdivision line for 220.16 feet; thence run South 50 deg. 48 min. 34 sec. West along said subdivision line for 206.07 feet; thence run South 42 deg. 18 min. 16 sec. West along said subdivision line for 199.32 feet to a point on a curve to the left, having a radius of 330.00 feet; thence run along said curve and said subdivision line a chord bearing of North 74 deg. 05 min. 00 sec. West for 32.72 feet; thence run South 13 deg. 04 min. 35 sec West along said subdivision line for 60.00 feet; thence run South 49 deg. 13 min. 15 sec. West along said subdivision line for 105.95 feet; thence run South 49 deg. 06 min. 35 sec. West along said subdivision line for 185.15 feet; thence run South 42 deg. 27 min. 48 sec. West along subdivision line for

84.61 feet; thence run South 58 deg. 01 min. 15 sec. West along subdivision line for 82.34 feet; thence run South 34 deg. 27 min. 49 sec. West along said subdivision line for 201.38 feet; thence run South 13 deg. 17 min. 18 sec. West along said subdivision line for 166.27 feet; thence run South 02 deg. 54 min. 29 sec. East along said subdivision line for 82.89 feet; thence run South 22 deg. 43 min. 14 sec. East along said subdivision line for 257.12 feet to a point on the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 14; thence run Westerly along the South line of said 1/4-1/4 Section North 84 deg. 11 min. 35 sec. West for 562.57 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following lots:

Lots 626, 629 and 642 as well as Lots 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, and 643, according to the Survey of Deer Ridge Lakes, Sector 6, Phase 1, as recorded in Map Book 37, Page 58, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama and further less and except all dedicated public roads described in said recorded survey.

TRACT TWO

Lots 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, and 643, according to the Survey of Deer Ridge Lakes, Sector 6, Phase 1, as recorded in Map Book 37, Page 58, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama; and

Being the same property conveyed to Regions Bank by Mortgage Foreclosure Deed dated April 22, 2008 and recorded on that same day in Instrument No. 2008042200016170 in the Probate Office of Shelby County, Alabama.