



20111003000291770 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
10/03/2011 12:27:53 PM FILED/CERT

Shelby County, AL 10/03/2011
State of Alabama
Deed Tax:\$13.00

Send Tax Notice to:

PROPST FULTONDALE, LLC
401 MERIDIAN STREET, SUITE 300
HUNTSVILLE, AL 35801

Consideration: \$12,650

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 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 23 day of September, 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 23 day of September, 2011.

Notary Public
NOTARIAL SEAL
My commission expires

Helemt. Hosmer
John A Hosmer

7-10-12

REG-10366

This instrument was prepared by:

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

EXHIBIT A

[Legal Description]

Lots 8, 9, 10, 15, 16, 17, 21, 24 and 26 according to the Survey of Mountain Crest Estates, as recorded in Map Book 32, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Lots 8, 9, 10, 16, 17, 21, 24 and 26 according to the Survey of Mountain Crest Estates, as recorded in Map Book 32, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama; and

Being the same property conveyed to Palmer Construction, Inc., by Deed dated January 2, 2004 and recorded on January 7, 2004 in Instrument No. 20040107000011280 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 December 1, 2008 and recorded on January 2, 2009 in Instrument No. 20090102000000330 in the Office aforesaid.

Current Property Address: 5649 Double Oak Lane, Birmingham, Alabama

Current Parcel ID No: 10-8-27-0-002-015.00