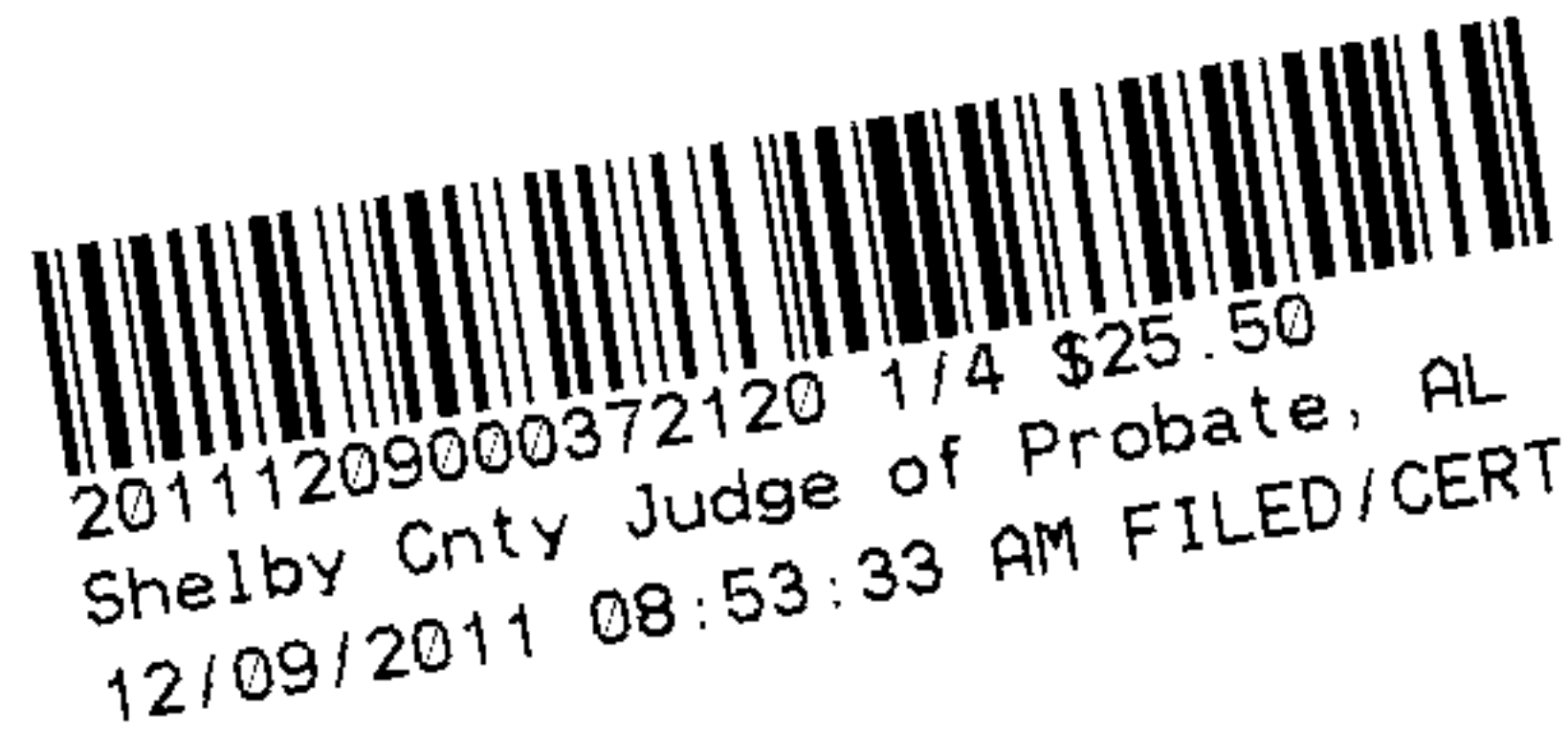


Send Tax Notice to:

Karl P. Zier and Angela L. Lazarus

341 Cambolane
Hoover, AL 35226

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 Four Thousand Five Hundred and No/100 Dollars (\$4,500.00) and other good and valuable consideration, to Grantor paid by Karl P. Zier and Angela L. Lazarus ("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.

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.

[Remainder of Page Intentionally Blank]


20111209000372120 2/4 \$25.50
Shelby Cnty Judge of Probate, AL
12/09/2011 08:53:33 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this 1st day of DECEMBER, 2011.

J. Ashley Short
Witness signature

J. Ashley Short
Print witness name

Heather Carol Dykstra
Witness signature

Heather Carol Dykstra
Print witness name

REGIONS BANK, an Alabama banking corporation

By: Toni A. Lester

Name: Toni A. Lester

Its: Vice President

STATE OF ALABAMA)

COUNTY OF MADISON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Toni A. Lester, whose name as 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 1st day of DECEMBER, 2011.

Linda D. Williams
Notary Public

[NOTARIAL SEAL]

My commission expires 9-13-14

This instrument prepared by/return to:

Regions Bank
200 Clinton Avenue
Huntsville, AL 35801

20111209000372120 3/4 \$25.50
Shelby Cnty Judge of Probate, AL
12/09/2011 08:53:33 AM FILED/CERT

EXHIBIT A

Lots 13, 14, 16 and 17, according to the Survey of Carters Addition to Scottsdale, as recorded in Map Book 32, Page 130, in the Probate Office of SHELBY County, Alabama.



20111209000372120 4/4 \$25.50
Shelby Cnty Judge of Probate, AL
12/09/2011 08:53:33 AM FILED/CERT

Shelby County, AL 12/09/2011
State of Alabama
Deed Tax:\$4.50