

This instrument was prepared by:
Donna K. Byrd, Esquire
Walding, LLC
505 20th Street North
Suite 620
Birmingham, Alabama 35203

Send tax notice to:

ENTRUST ADMINISTRATION OF THE SOUTHEAST, INC.
FBO James Baker IRA
c/o IRA Innovations
5184 Caldwell Mill Road
Suite 204-303
Birmingham AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

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 ENTRUST ADMINISTRATION OF THE SOUTHEAST, INC. FBO JAMES BAKER IRA ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property situated in SHELBY County, Alabama:

SEE ATTACHED EXHIBIT "A"

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 2012 tax year and all subsequent years;
- (2) All rights of redemption;
- (3) All easements, restrictions, setback lines, reservations, encumbrances and other matters appearing of record;
- (4) Any mining or mineral rights leased, granted or retained by current or prior owners;
- (5) Zoning and building laws, rules, regulations and ordinances;
- (6) 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]


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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this 27
day of December, 2011.

REGIONS BANK, an Alabama banking corporation

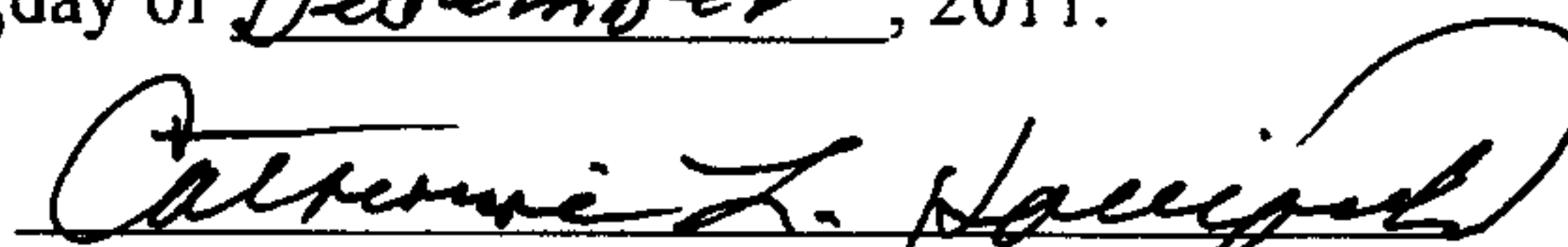


BY: WADE PARKER
ITS: VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WADE PARKER, 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 this 27th day of December, 2011.


Notary Public

[NOTARIAL SEAL]

My commission expires: 2/29/12



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EXHIBIT "A"

File No.: S11-3490

Parcels of land in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Parcel I:

Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West; thence run South 84 degrees 26 minutes 35 seconds East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 42.50 feet to the point of beginning; thence continue along last described course for a distance of 540.07 feet; thence run South 00 degrees 45 minutes 51 seconds West a distance of 1344.50 feet to a point on the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North 84 degrees 17 minutes 01 seconds West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 555.09 feet; thence North 01 degree 24 minutes 52 seconds East for a distance of 1341.90 feet to the point of beginning.

Parcel II:

Commence at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West; thence run South 84 degrees 17 minutes 01 seconds East along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 39 feet to the point of beginning; thence continue along last described course for a distance of 277.59 feet; thence run South 01 degree 02 minutes 33 seconds West for a distance of 14.06 feet to a point on the northerly right of way of Shelby County Highway # 22, said point also being a point on the curve to the left having a central angle of 14 degrees 17 minutes 43 seconds and a radius of 1142.28 feet and a chord bearing of South 78 degrees 20 minutes 39 seconds West; thence run along the arc of said curve and said right of way for a distance of 285 feet; thence run North 01 degrees 24 minutes 52 seconds for a distance of 99.17 feet to the point of beginning.

Less and except the following parcel of land:

A parcel of land lying in Section 6, Township 22 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section; thence run South 84 degrees 26 minutes 35 seconds East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 42.50 feet to a point being the Point of Beginning; thence continue South 84 degrees 26 minutes 35 seconds East for a distance of 540.07 feet to a $\frac{5}{8}$ inch rebar found; thence South 00 degrees 45 minutes 51 seconds West for a distance of 20.07 feet to a point; thence North 84 degrees 26 minutes 35 seconds West for a distance of 540.28 feet to a point; thence North 01 degrees 24 minutes 52 seconds East for a distance of 20.05 feet to the Point of Beginning.



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