

INVESTOR NUMBER: 011-6295148-703

20120530000190660 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
05/30/2012 10:56:02 AM FILED/CERT

Regions Bank dba Regions Mortgage CM #: 166470

MORTGAGOR(S): ANITA S. OLIVER

THIS INSTRUMENT PREPARED BY:

Andy Saag  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

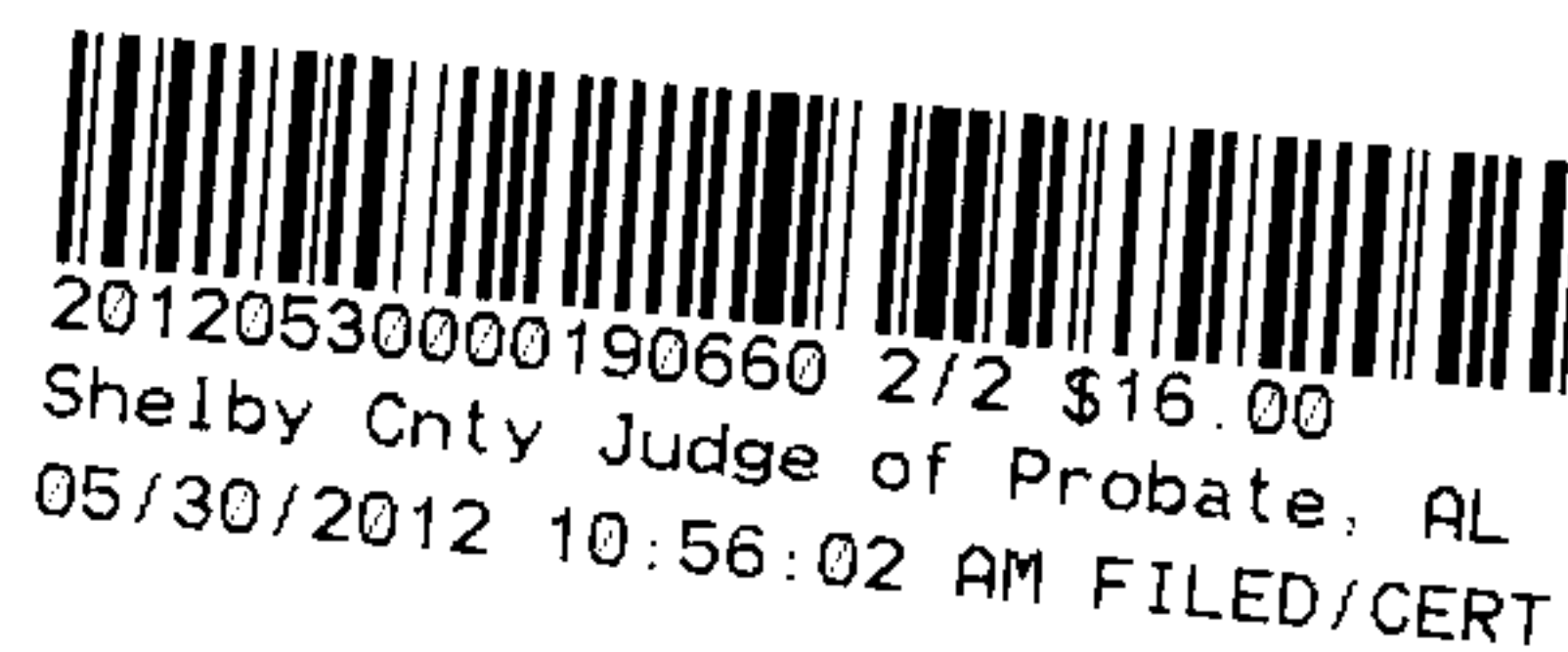
KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Regions Bank d/b/a Regions Mortgage**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 3, T21S, R1E Shelby County, Alabama and run South along the East boundary thereof 60.0 feet to the point of beginning, said point lying on the Southwest margin or right of way of Airport Road (gravel, 30 foot ROW) thence turn right 90 degrees 20 minutes 38 seconds Westerly 344.66 feet, thence turn left 90 degrees 19 minutes 22 seconds Southerly 524.8 feet, thence run East 491.9 feet to an iron pin on the South margin or right of way of Airport Road, thence run Northwesterly along said road margin 545 feet to the point of beginning. Above described parcel lying in the Southeast 1/4 of the Northeast 1/4 of Section 3 and the Southwest 1/4 of the Northwest 1/4 of Section 2, all in T21S, R1E, Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this





deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, said Grantor has hereunto set its signature this 15<sup>th</sup> day of March, 2011.


**REGIONS BANK D/B/A REGIONS  
MORTGAGE**

By: Rebbie Key  
Asst Vice President

STATE OF Tennessee )  
COUNTY OF Shelby )

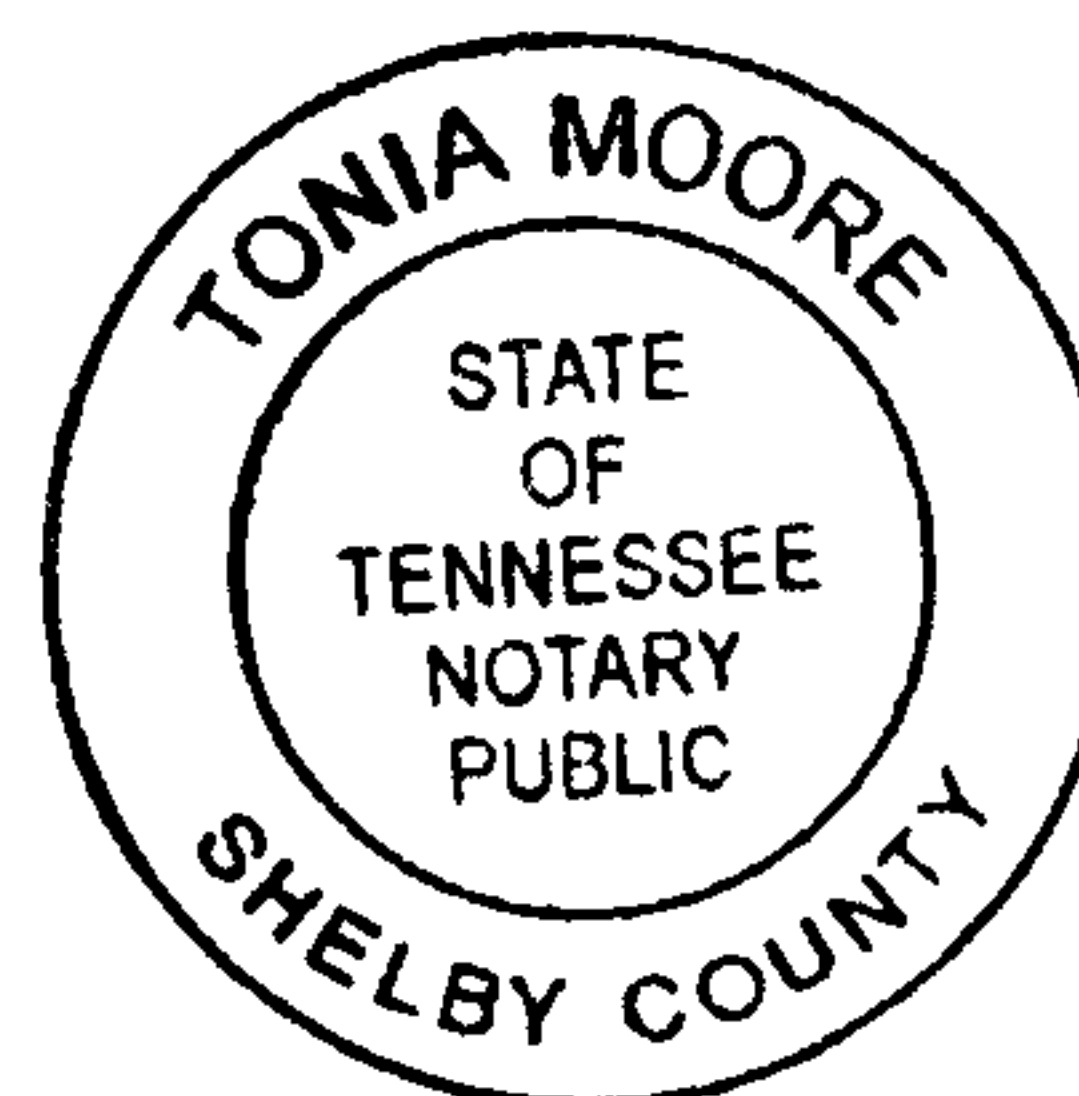
I, \_\_\_\_\_, a Notary Public in and for said County in said State, hereby certify that DEBBIE FLY, whose name as Asst Vice President of Regions Bank d/b/a Regions Mortgage, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Asst Vice President and with full authority, executed the same voluntarily for and as the act of said Asst Vice President

Given under my hand this the 15<sup>th</sup> day of March, 2011.

  
Notary Public

My Commission Expires: 12/14/14

**Grantee's Address:**  
**Secretary of Housing and Urban Development**  
**c/o Michaelson, Connor & Boul**  
**4400 Will Rogers Parkway**  
**Suite 300**  
**Oklahoma City, OK 73108-183**



My Commission Expires Dec. 14, 2014

