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CERTIFIED-FILED FOR RECORD
Barbara J. Hall
Recorder of Deeds
St. Charles County, Missouri
BY:JJAMES

SPECIAL WARRANTY DEED

C08-146

This Special Warranty Deed made and entered into this 7th day of August, 2008, by and between Regions Bank, an Alabama State Banking Corporation, successor by merger to First National Bank of St. Charles (the "Grantor"), and the City of Saint Charles, Missouri, ("Grantee"), a constitutional charter city and Municipal Corporation of the State of Missouri. The Grantor's mailing address is as follows: 250 Riverchase Parkway, Suite 600, Birmingham, AL 35244. The Grantee's mailing address is as follows: 200 North Second Street, St. Charles, MO 63301. The address of the property is as follows: 423 1st Capitol Dr., St. Charles MO, 63301.

WITNESSETH: That Grantors, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration paid by Grantee to Grantors, the receipt of which is hereby acknowledged, do by these presents, GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto Grantee, the following real estate situated in St. Charles County in the State of Missouri, to wit:

Being a portion of the same real estate recorded in the Recorder's Office of
St. Charles County, Missouri, in Book 672, Page 214.

See Exhibit A and B Legal Description attached hereto and made part of hereof.



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Page 2 - Special Warranty Deed
First National Bank of St. Charles N/K/A Regions
Bank
North Fifth Street Corridor Improvements Project
Phase 1

TO HAVE AND TO HOLD, the same, together with all rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto said Grantee and unto its successors and assigns forever; said Grantors hereby covenanting that Grantors and their successors and assigns shall and will WARRANT and DEFEND the title to the Property unto said Grantee and unto its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantors but none other, excepting, however, the general taxes for the calendar year 2008 and thereafter, and special taxes becoming a lien after the date of this deed.

Signed and executed the day and year first above written.



GRANTOR

REGIONS BANK, successor by merger to
First National Bank of St. Charles

By: Jonathan T. Tucker

Print: Jonathan T. Tucker

Title: Vice President

GRANTEE

CITY OF ST. CHARLES, MISSOURI

By: Patricia M. York 8/19/08
Patricia M. York, Mayor Date

Attest: Marilyn M. Coy
City Clerk

[notary certification blocks on following page]



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Page 3 – Special Warranty Deed
 First National Bank of St. Charles N/K/A Regions
 Bank
 North Fifth Street Corridor Improvements Project
 Phase 1
 Notary Page

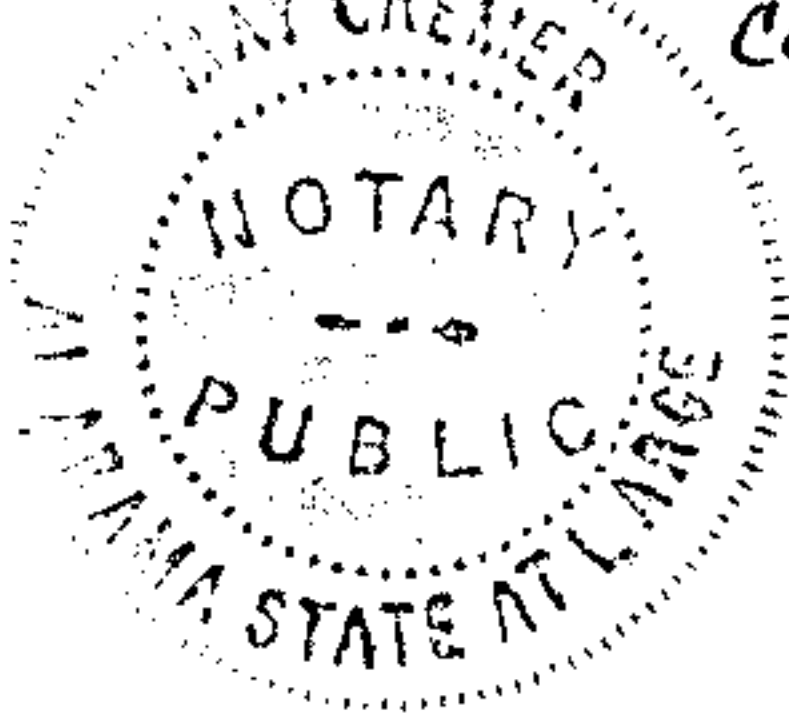
STATE OF ALABAMA)
) SS
 COUNTY OF Shelby)

On this 7th day of August, 2008, before me appeared Jonathan T Tucker, to me personally known who, being by me duly sworn, did say that he is the Vice President of Regions Bank, an Alabama state banking corporation, successor by merger to First National Bank of St. Charles, and that the foregoing instrument was signed on behalf of said corporation by authority of its directors, and he acknowledged said instrument to be the free act and deed of said corporation.

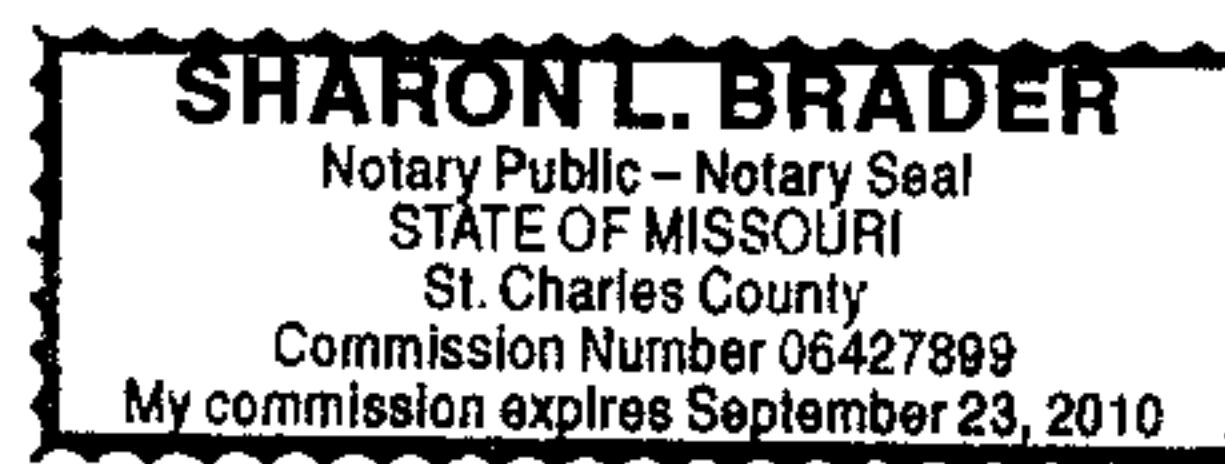
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

County and state

Mark Comer
 Notary Public



STATE OF MISSOURI)
) SS
 COUNTY OF ST. CHARLES)



On this 19th day of August, 2008 before me personally appeared PATRICIA M YORK, to me personally know to be the mayor of the City of St. Charles, acknowledged that she executed the same for the purposes therein contained. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

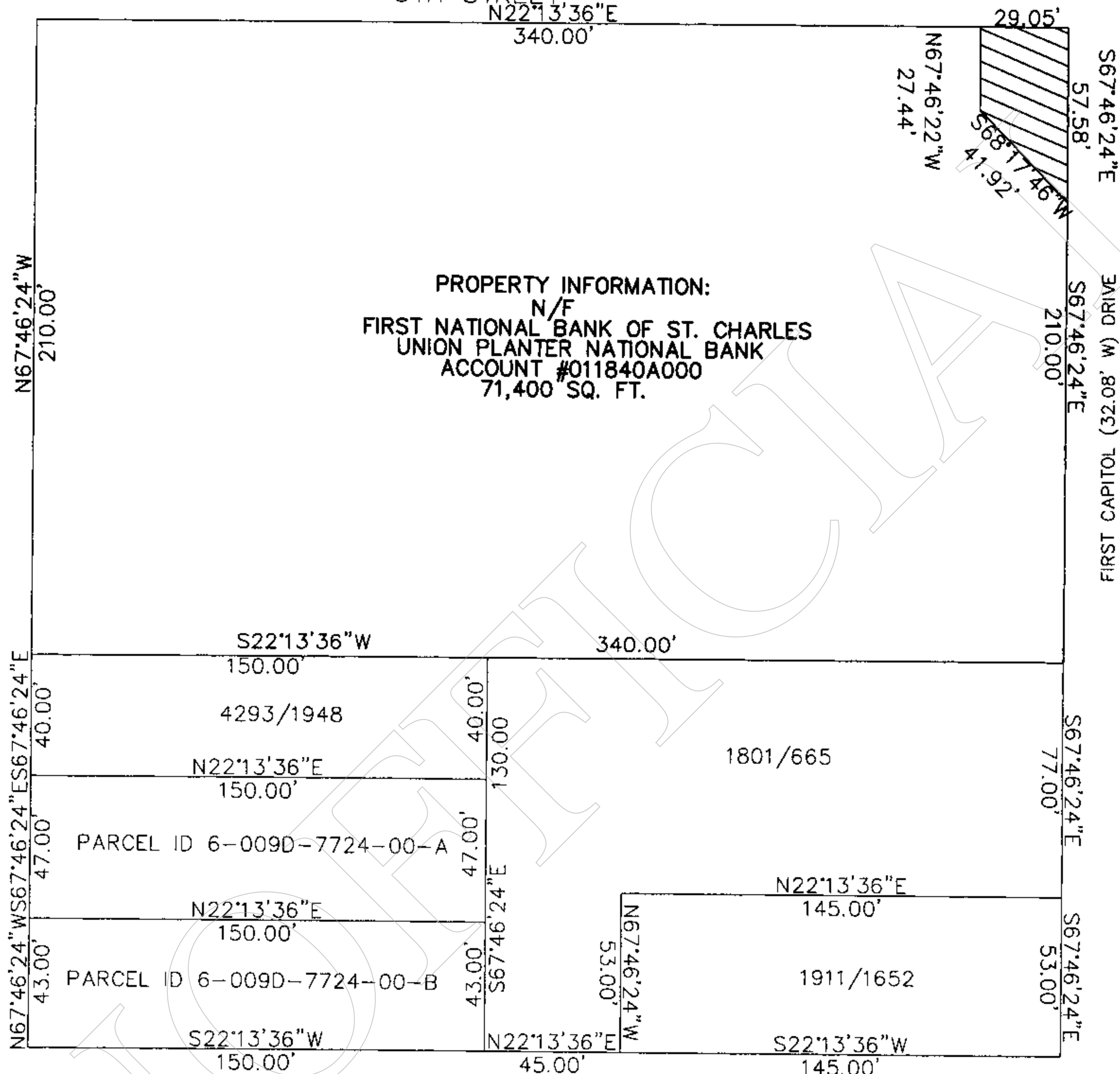
Sharon L Brader
 Notary Public

RIGHT-OF-WAY PLAT

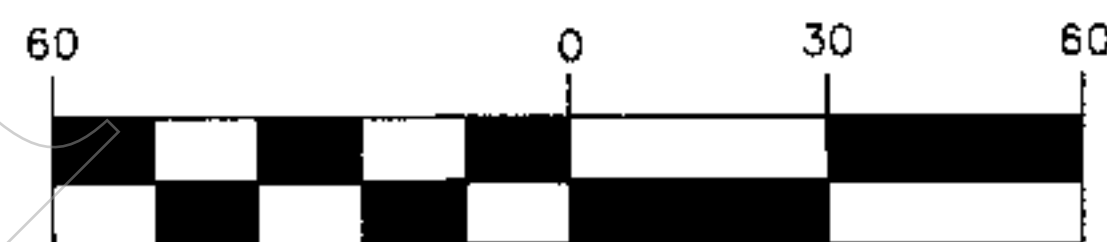
5TH STREET
N22°13'36"E
340.00'

PROPERTY INFORMATION:

N/F
FIRST NATIONAL BANK OF ST. CHARLES
UNION PLANTER NATIONAL BANK
ACCOUNT #011840A000
71,400 SQ. FT.



GRAPHIC SCALE



(IN FEET)

$$1 \text{ inch} = 60 \text{ ft.}$$

EXHIBIT "A"

71,400 SQ. FT. TOTAL AREA
1,235 SQ. FT. R.O.W
70,165 SQ. FT. REMAINING

INITIAL:

PERMANENT RIGHT-OF-WAY PLAT

PART OF BLOCK NO. 130

CITY OF ST. CHARLES, ST. CHARLES COUNTY, MISSOURI



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LAND DESCRIPTION RIGHT-OF-WAY PLAT

A TRACT OF LAND IN BLOCK NO. 130 OF THE CITY OF ST. CHARLES, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE THE NORTHWEST CORNER OF PROPERTY CONVEYED TO FIRST NATIONAL BANK OF ST. CHARLES, AS RECORDED IN DEED BOOK 672, PAGE 214 OF THE ST. CHARLES COUNTY, MISSOURI, THENCE SOUTH 67 DEGREES 46 MINUTES 24 SECONDS EAST, 57.58 FEET; THENCE SOUTH 68 DEGREES 17 MINUTES 46 SECONDS WEST, 41.92 FEET; THENCE SOUTH 57 DEGREES 46 MINUTES 22 SECONDS WEST, 27.44 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 36 SECONDS EAST, 340.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,235 SQUARE FEET.

EXHIBIT B

PERMANENT RIGHT-OF-WAY PLAT

PART OF BLOCK NO. 130

CITY OF ST. CHARLES, ST. CHARLES COUNTY, MISSOURI