

STATE OF ALABAMA)

SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, WHEREAS, on March 19, 1999, Mayfield Homebuilders, LLC, a limited liability company, executed that certain Mortgage (the "Mortgage") in favor of Pinnacle Bank, said Mortgage being recorded in Instrument No. 1999-14218 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage, and Pinnacle Bank did declare all indebtedness secured by the Mortgage due and payable, and the Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of the Mortgage in accordance with the terms thereof, by Certified Mail, U.S. Mail, and by publication in the *Shelby County Reporter*, a newspaper of general interest and circulation published in Shelby County, Alabama, in its issues of January 12, 19 and 26, 2000; and

WHEREAS, on February 3, 2000, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Pinnacle Bank, by and through its agent and attorney-in-fact, W. Clark Watson, did offer for sale and did sell at public outcry, at the main entrance of the courthouse of Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Pinnacle Bank in the amount of Seventy Nine Thousand Eight Hundred Thirty One and 30/100 Dollars (\$79,831.30), which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to the said Pinnacle Bank; and

WHEREAS, said Mortgage expressly authorizes Pinnacle Bank to bid at said sale and purchase said property, and further authorizes Pinnacle Bank or the auctioneer conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

Inst # 2000-03533

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02/03/2000-03533
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

004 NMS 19.00

NOW, THEREFORE, in consideration of the premises and the above-referenced credit to the indebtedness secured by the Mortgage, Mayfield Homebuilders, LLC, a limited liability company, by and through Pinnacle Bank, by W. Clark Watson, as said auctioneer and the person conducting the sale as agent and attorney-in-fact for Pinnacle Bank does hereby grant, bargain, sell and convey unto Pinnacle Bank, the following described real property situated in Shelby County, Alabama to-wit:

LOT 304, ACCORDING TO THE SURVEY OF CAMDEN COVE,
SECTOR 1, AS RECORDED IN MAP BOOK 25, PAGE 33, IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD, the above-described property unto the said Pinnacle Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.


IN WITNESS WHEREOF, the said Pinnacle Bank has caused this instrument to be executed by W. Clark Watson, as auctioneer and the person conducting said sale and as attorney-in-fact for Pinnacle Bank, and in witness whereof the said W. Clark Watson, as said auctioneer conducting said sale has hereunto set his hand and seal in his capacity as such auctioneer on this the 3rd day of February, 2000.

MORTGAGOR

MAYFIELD HOMEBUILDERS, LLC,

By: PINNACLE BANK, MORTGAGEE


By:



W. CLARK WATSON, AS
AUCTIONEER AND ATTORNEY-
IN-FACT FOR PINNACLE BANK
Hand Arendall, L.L.C.
900 Park Place Tower
2001 Park Place North
Birmingham, Alabama 35203

MORTGAGEE

PINNACLE BANK

By:


W. CLARK WATSON, AS
AUCTIONEER AND ATTORNEY-
IN-FACT FOR PINNACLE BANK
Hand Arendall, L.L.C.
900 Park Place Tower
2001 Park Place North
Birmingham, Alabama 35203


W. CLARK WATSON, AS AUCTIONEER
Hand Arendall, L.L.C.
900 Park Place Tower
2001 Park Place North
Birmingham, Alabama 35203

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that W. Clark Watson, whose name as Auctioneer and Attorney-in-Fact for Pinnacle Bank, 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, in his capacity as such Auctioneer and Attorney-in-Fact for Pinnacle Bank, with full authority executed the same voluntarily on the day the same bears date.

Given under my hand this 3rd day of February, 2000.

[SEAL]

Brenda L. Rucker
Notary Public
My commission expires: 12-4-2002

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that W. Clark Watson, whose name as Auctioneer, 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, in his capacity as such Auctioneer, with full authority executed the same voluntarily on the day the same bears date.

Given under my hand this 3rd day of February, 2000.

[SEAL]

Brenda L. Rucker
Notary Public
My commission expires: 12-4-2002

This Instrument Prepared By:

W. Clark Watson
Hand Arendall, L.L.C.
900 Park Place Tower
2001 Park Place North
Birmingham, Alabama 35203

Inst # 2000-03533

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SHELBY COUNTY JUDGE OF PROBATE
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