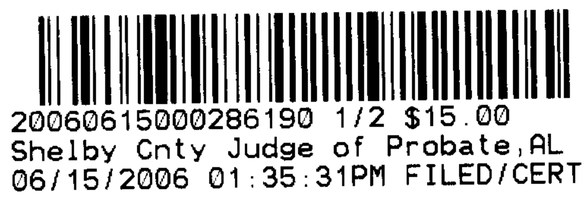
Send Tax Notice to:
Frontier Bank
43 N. Broadway
Sylacauga, Alabama 35150


20060615000286190 1/2 $15.00
Shelby Cnty Judge of Probate,AL
06/15/2006 01:35:31PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas on April 13, 2005, Hester Development, Inc., a corporation, executed a certain mortgage on the property hereinafter described to Frontier Bank, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20050506000216920; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale, at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Frontier Bank did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of May 24, May 31 and June 7, 2006 with a sale date of June 15, 2006; and

WHEREAS, on June 15, 2006, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Clay R. Carr was the Auctioneer who conducted said sale for Frontier Bank; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Frontier Bank, in the amount of $ 32,000.00 Dollars and said property was thereupon sold to Frontier Bank; and

NOW, THEREFORE, in consideration of the premises and of a bid in the amount of $32,000.00 Dollars, on the indebtedness secured by said mortgage, the said Frontier Bank, by and through Clay R. Carr, as Auctioneer conducting said sale, the said Clay R. Carr, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Frontier Bank, the following described property situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Sydney's Place, as recorded in Map Book 33 page 74 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Frontier Bank, and 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, FRONTIER BANK has caused this instrument to be executed by and through Clay R. Carr, as Auctioneer conducting said sale, and Clay R. Carr as Auctioneer conducting said sale has hereunder set his hand and seal on this the 15th day of June, 2006.

Clay R. Carr, as Auctioneer

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I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Clay R. Carr, 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 and seal this 15th day of June, 2006.

Notary Public
My Commission Expires:

Kelly B. Mullin
Notary Public State At Large
Commission Expires
June 28, 2009

This document was prepared by:
Clay R. Carr
Boardman, Carr & Hutcheson, P.C.
400 Boardman Drive
Chelsea, Alabama 35043