

This Instrument Prepared By:  
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813 Shades Creek Parkway, Suite 200  
Birmingham, AL 35209

**STATE OF ALABAMA     )**  
**COUNTY OF SHELBY    )**

**FORECLOSURE DEED FOR UNPAID ANNUAL ASSESSMENTS**

**KNOW ALL PERSONS BY THESE PRESENTS**, that heretofore on, to wit: the Declaration of Covenants, Conditions and Restrictions for Greystone Residential Association was filed for record in the Office of the Judge of Probate of Shelby County, Alabama (together with all amendments thereto hereinafter collectively referred to as the "Declaration"). Said Declaration provided for the creation of Greystone Residential Association, Inc. (the "Association"), which is the owner's association for Greystone. The Association is authorized by the Declaration to manage the property and collect the assessments for the common expenses of the property.

**WHEREAS, Arlean D. Brown-Young and Larry Young** acquired fee simple title to Lot 17 in Greystone by Joint Survivorship Deed recorded at Instrument #20041018000572900 in the Office of the Judge of Probate of Shelby County, Alabama; and

**WHEREAS**, the Declaration provides the Association shall have a lien against the individual lots and dwellings within Greystone for payment of the annual assessments levied by the Association for the common expenses of Greystone Residential Association, Inc. The Association filed a Verified Statement of Lien upon the lot below described recorded at Instrument #20051227000662770. The Declaration further provides that the lien of the Association may be foreclosed as are mortgages containing a power of sale in the State of Alabama. Before commencing foreclosure proceedings, the Association provided reasonable notice to the owner/occupant of the below described real property as required by the Declaration; and

**WHEREAS**, default was made in the payment of the annual assessments for the common expenses secured by said lien, and the Association did declare the assessments secured by said lien due and payable and did give due and proper notice in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks prior to the sale that the Association would sell in payment of the unpaid assessments in satisfaction of the lien, the below described real property at public outcry for cash to the highest bidder; and

**WHEREAS**, on May 25, 2007, 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 the Association did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the real property hereinafter described; and

**WHEREAS**, Benjamin J. De Gweck, was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the Association; and

**WHEREAS**, the highest and best bid for the below described real property was bid of Greystone Residential Association, Inc. in the amount of \$4,294.29, which sum of money the Association credited to the unpaid annual assessments secured by said lien and the attorneys' fee and other costs associated with the foreclosure sale.

**NOW, THEREFORE**, the Association by and through Benjamin J. De Gweck, as Auctioneer conducting said sale for the Association does hereby grant, bargain, sell and convey unto Greystone Residential Association, Inc., the following described real property situated in Shelby County, Alabama, to wit:


Lot 17, according to the Amended Map of Greystone, First Sector, Phase VII, as recorded in Map Book 17, Page 53, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** the above-described real property unto Greystone Residential Association, Inc., 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**, Benjamin J. De Gweck, has caused this instrument to be executed by him as Auctioneer conducting said sale, for the Association, and has hereto set his hand and seal on this 25<sup>th</sup> day of May, 2007.

Shelby County, AL 06/01/2007  
State of Alabama

Deed Tax: \$4.50

  
Benjamin J. De Gweck, Esq., as Auctioneer and  
Attorney-in-Fact for Greystone Residential  
Association, Inc., an Alabama non-profit  
corporation



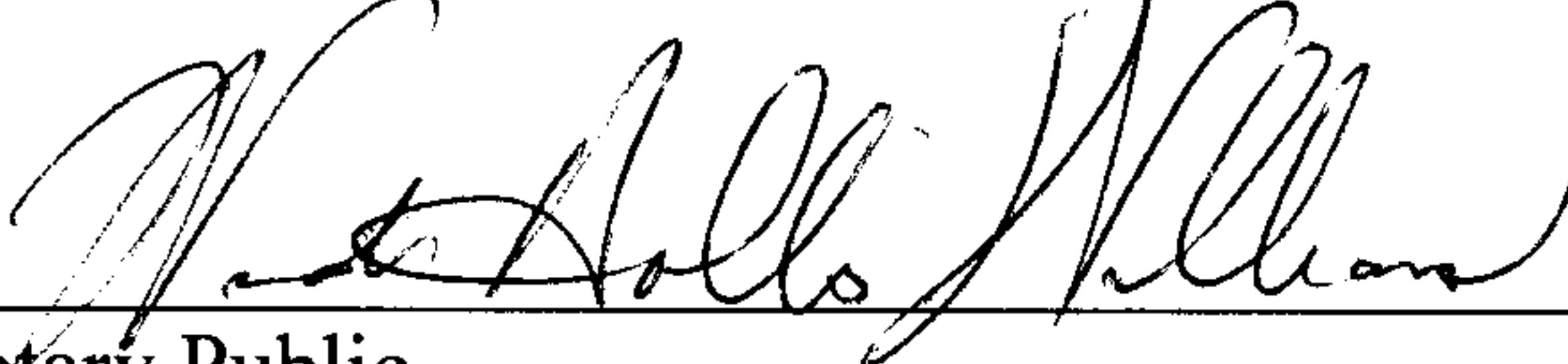
ACKNOWLEDGMENT

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that **Benjamin J. De Gweck**, whose name as Auctioneer for Greystone Residential Association, Inc, an Alabama non-profit 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, in his capacity as said Auctioneer, and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 29<sup>th</sup> day of May, 2007.

[SEAL]

  
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Notary Public  
My Commission Expires: 4-14-10