20080109000013010 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 01/09/2008 02:43:00PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Glenn E. Glover
Burr & Forman LLP
420 North 20th Street
Suite 3400 - Wachovia Tower
Birmingham, Alabama 35203
(205) 251-3000

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)		
SHELBY COUNTY)		

KNOW ALL PERSONS BY THESE PRESENTS:

Designmark Builders, LLC, an Alabama limited liability company ("Mortgagor") executed a *Construction Loan Mortgage Deed and Security Agreement* (the "Mortgage") to Wachovia Bank, National Association, successor by merger to SouthTrust Bank ("Wachovia") recorded on June 21, 2004 in the Office of the Judge of Probate of Shelby County, Alabama in Official Records Map Book 32, Page 62.

The Mortgagor defaulted in the payment of the indebtedness secured by the Mortgage and Wachovia then declared all of the indebtedness secured by the Mortgage due and payable, and, in accordance with applicable law, gave due and proper notice of the foreclosure of the Mortgage by publication in the *Shelby Counter Reporter*, a newspaper of general circulation published in Shelby County, Alabama in its issues of December 19 and 26, 2007, and January 2, 2008.

On January 9, 2008, during the legal hours of sale, the day and time on which the foreclosure sale was due to be held under the terms of said notice, Wachovia duly and properly conducted the foreclosure sale and offered for sale and sold at public outcry, at the main entrance of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described (the "Property").

No cash bids were obtained for the Property at the aforementioned foreclosure sale.

	Wachovia bid a	credit of	wady-N	ine Thou	sad Six	Hadre	Δ and nc	D_{100ths}	OLLARS
·	29,600								
was sc	ld to Wachovia.								

THEREFORE, in consideration of the premises and of a credit of The Document of the premises and of a credit of The Document of the premises and of a credit of The Document of the order of the document of the person of the person conducting the foreclosure sale for Mortgagor and Wachovia, by Glenn E. Glover, as the auctioneer and the person conducting the foreclosure sale for Mortgagor, do hereby transfer and convey unto Wachovia, subject to any unpaid real property ad valorem taxes, or any liens for unpaid real property ad valorem taxes the following described real estate:

Lot 207, according to the Final Plat of Forest Ridge Phase 2, as recorded in Map Book 32, Page 62, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the Property unto Wachovia, forever.

20080109000013010 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 01/09/2008 02:43:00PM FILED/CERT

IN WITNESS WHEREOF, Wachovia has caused this instrument to be executed by Glenn E. Glover, as the auctioneer and the person conducting the foreclosure sale for Mortgagor and in witness whereof Glenn E. Glover has executed this instrument in his capacity as such auctioneer on this 9th day of January 2008.

DESIGNMARK BUILDERS, LLC

By:	vv achovia	Dank Nauo	mai Association,
succes	sor by merger	to SouthTrust	t Bank
By:		2	3 (2)
conduction Nation	cting the forecal	closure sale fo	r and the person or Wachovia Bank r by Merger to fortgage.
ASSO TO SO	OUTHTRUS '		NATIONAL R BY MERGER OLDER OF THE
ASSO TO SO	CIATION, S	SUCCESSOR	R BY MERGER

as auctioneer and the person conducting the foreclosure sale for Wachovia Bank National Association, Successor by Merger to SouthTrust Bank, Holder of the Mortgage.

SouthTrust Bank, Holder of the Mortgage.

STATE OF ALABAMA)

OMMA COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Glenn E. Glover, whose name as auctioneer and the person conducting the foreclosure sale for Designmark Builders, LLC, 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 this conveyance, he, in his capacity as such auctioneer, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of January 2008.

NOTARY PUBLIC

[SEAL]

My commission expires: <u>Kelly B. Mullin</u>
Notary Public State At Large

tary Public State At Lar Commission Expires June 28, 2009