

This instrument prepared by:

Charles L. Denaburg
2125 Morris Avenue
Birmingham, Alabama 35203
15022-85592

COMPASS BANK
c/o Ken Goedeke
P.O. Box 4444
Houston, Texas 77210-4444

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: May 26, 2000, William Stuart Company, Inc., a corporation, mortgagor, executed a certain mortgage to Compass Bank which said mortgage is recorded in Instrument # 2000-19075, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Compass 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of August 14, 21 & 28, 2002; and,

WHEREAS, on September 11, 2002, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Compass Bank did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the

aforementioned mortgage was the bid of Compass Bank in the amount of One Hundred Fifty Five Thousand and no/100 Dollars (\$155,000.00), which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Compass Bank; and,

WHEREAS, Mary Jane Barnette, agent and attorney-in-fact for Compass Bank, acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of One Hundred Fifty Five Thousand and no/100 Dollars (\$155,000.00), William Stuart Company, Inc., a corporation, mortgagor, by and through the said Mary Jane Barnette, agent and attorney-in-fact for Compass Bank, does grant, bargain, sell and convey unto the said Compass Bank, all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

A portion of the West ½ of SE 1/4 of Section 3, Township 18 South, Range 1 East, and the East ½ of SE 1/4 of Section 4, Township 18 South, Range 1 East, more particularly described as follows: Commence at the NE corner of the NW 1/4 of the SW1/4 of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, and run thence North 85 deg. 56 min. 12 sec. West along the North line of said 1/4 1/4 a distance of 1,308.00 feet to a point; thence run South 67 deg. 08 min. 12 sec. West a distance of 1,198.82 feet to a rebar corner and the point of beginning of the property being described; thence run South 71 deg. 57 min. 04 sec. East a distance of 1,583.90 feet to a corner; thence run South 32 deg. 20 min. 09 sec. East a distance of 443.78 feet to a corner in the centerline of a sixty foot wide access easement; thence run South 39 deg. 41 min. 32 sec. West along centerline of said easement a distance of 284.48 feet to the P. C. of a curve to the right having a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00 feet; thence run Southwesterly along the arc of said curve an arc distance 104.84 feet to the P. T. of said curve; thence run south 74 deg. 01 min. 01 sec. West along the centerline of said sixty foot easement a distance of 469.20 feet to a corner; thence run North 48 deg. 21 min. 31 sec. West a distance of 1,267.70 feet to a corner in the centerline of Shoal Creek; thence run North 07 deg. 30 min. 27 sec. East along said centerline of said creek a distance 58.88 feet to a point; thence run North 29 deg. 03 min. 47 sec. West along the centerline of said creek a distance of 136.75 feet to a point; thence run North 57 deg. 55 min. 09 sec. West along the centerline of said creek a distance of 215.87 feet to a point; thence run North 10 deg. 13 min. 24 sec. West along centerline of said creek a distance of 47.95 feet to a point; thence run North 63 deg. 02 min. 53 sec. East along the centerline of said creek a distance of 194.54 feet to the point

of beginning: being situated in Shelby County, Alabama.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said Compass Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said Compass Bank, by Mary Jane Barnette, agent and attorney-in-fact for Compass Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 17th day of September, 2002.

COMPASS BANK

BY: Mary Jane Barnette
Mary Jane Barnette, agent and attorney-in-fact for
Compass Bank, as Auctioneer

Mary Jane Barnette
Mary Jane Barnette, as Auctioneer conducting said sale

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Jane Barnette, whose name as agent and attorney-in-fact for Compass Bank as auctioneer conducting said sale, 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, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of September, 2002.

Ann Beard
Notary Public