

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

:

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, the 8th day of June, 1994, Carlos C. Tamborrel and wife, Eunice C. Tamborrel executed a certain mortgage to Central State Bank to secure the indebtedness therein mentioned, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #1994-18900; thereafter on the 22nd day of September, 1995, Dr. Carlos Tamborrel and wife, Eunice L. Tamborrel executed a certain mortgage to Central State Bank to secure the indebtedness therein mentioned, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #1995-29289; thereafter on the 5th day of December, 1995, Carlos C. Tamborrel and wife, Eunice Tamborrel executed a certain mortgage to Central State Bank to secure the indebtedness therein mentioned, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #1995-37388; thereafter on the 19th day of January, 1996, Carlos C. Tamborrel and wife, Eunice C. Tamborrel executed a certain mortgage to Central State Bank to secure the indebtedness therein mentioned, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #1996-02013; thereafter on the 5th day of April, 1996, Carlos C. Tamborrel and wife, Eunice C. Tamborrel executed a certain mortgage to Central State Bank to secure the indebtedness therein mentioned, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #1996-12255; thereafter on the 23rd day of January, 1997, Dr. C. C. Tamborrel, and wife, Eunice L. Tamborrel executed a certain mortgage to Central State Bank to secure the indebtedness therein mentioned, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #1997-05619; and, thereafter on the 1st day of June, 1998, Carlos C. Tamborrel and wife, Eunice C. Tamborrel executed a certain mortgage to Central State Bank to secure the indebtedness therein mentioned, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #1999-6245; and the undersigned Central State Bank having partially released some of the property that was the subject of these mortgages by the Partial Release, dated April 12, 2004, said Partial Release being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #20040413000190690; and

WHEREAS, Central State Bank is the owner and holder of said mortgages and the debt secured thereby; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgages, and the said Central State Bank, as Mortgagee, did declare the indebtedness secured by said mortgages due and payable; and

WHEREAS, under the power contained in said mortgages, the undersigned, Frank H. Tomlinson, as Auctioneer, Agent and Attorney-in-Fact for the said Central State Bank, advertising the said property described in said mortgages herein mentioned, for sale in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in accordance with the terms and tenor

of said mortgages; said notice appearing in said newspaper once a week for three consecutive weeks; and

WHEREAS, the property herein described was offered for sale to the highest bidder for cash at Shelby County, Alabama, on the 17th day of May, 2004, during the legal hours of sale, in front of the Shelby County Courthouse in Columbiana, Shelby County, Alabama, and the same was then and there purchased by Farmer Development, LLC for the sum of Two Hundred Thirty-Two Thousand and No/100 Dollars (\$232,000.00), which said amount is the last, best and highest bid therefore.

NOW, THEREFORE, in consideration of the sum of Two Hundred Thirty-Two Thousand and No/100 Dollars (\$232,000.00), and in consideration of the premises, and the law in such cases made and provided, I, the said Frank H. Tomlinson, as such Auctioneer, Agent, and Attorney-in-Fact, do hereby grant, bargain, sell and convey unto the said Farmer Development, LLC, its successors and assigns, all of the following described property situated in Shelby County, Alabama, to-wit:

PARCEL A described as follows:

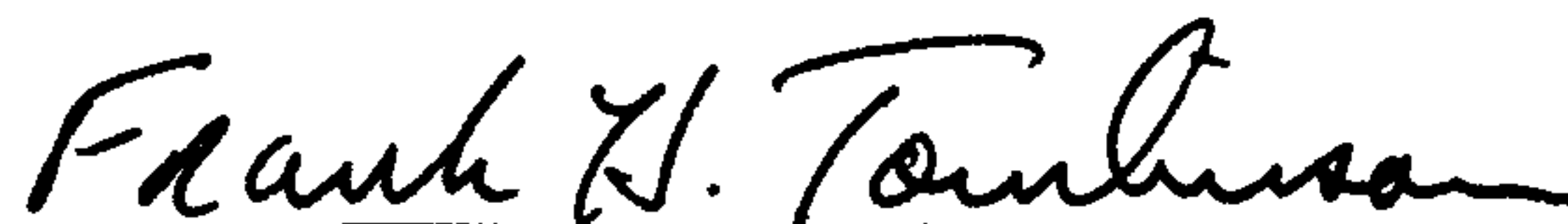
All that part of the NE 1/4 of Section 2, Township 24 North, Range 15 East; lying South and West of Spring Creek and West of County Road 71; also the W 1/2 of SE 1/4 of Section 2, Township 24 North, Range 15 East; also the SE 1/4 of SE 1/4 of Section 2, Township 24 North, Range 15 East, lying West of County Road 71, LESS AND EXCEPT 15 acres in SW corner of said forty which was deeded to Richmond Merrell by deed recorded in Deed Book 49, Page 329, in the Probate Office of Shelby County, Alabama.

PARCEL B described as follows:

Also all that part of the NE 1/4 of SE 1/4 lying South and West of Spring Creek and West of County Road 71, LESS AND EXCEPT from the above described a certain tract deeded by R. M. Green and wife, to T.C. Burgess, O.L. Hurtt, and J.A. George, on March 18th, 1930, described as follows: Beginning at a point on the Ft. Williams and Schraders Hill Public Road in Beat 2, Shelby County, Alabama, about 175 yards South of Spring Creek Bridge on said road at the foot of a certain hill which lies East of said road, the same being where said road crosses the North boundary line of the NE 1/4 of SE 1/4 of Section 2, and running along said road in a Southerly direction to a point where said road crosses the East boundary line of Section 2. All above in Township 24 North, Range 15 East, Shelby County, Alabama.

TO HAVE AND TO HOLD all of the above described and granted premises unto the said Farmer Development, LLC, 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 Carlos C. Tamborrel and Eunice C. Tamborrel a/k/a Dr. Carlos Tamborrel and Eunice L. Tamborrel a/k/a Dr. C. C. Tamborrel and Eunice Tamborrel, Mortgagors, by and through the said Central State Bank, Mortgagee, by and through Frank H. Tomlinson, as Auctioneer, Agent, and Attorney-in-Fact for the said Central State Bank caused these presents to be executed on this the 17th day of May, 2004.



Frank H. Tomlinson
As Auctioneer, Agent and
Attorney in Fact for Central State Bank
Owner and Holder of said Mortgages

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank H. Tomlinson, whose name as Auctioneer, Agent and Attorney-in-Fact for Central State Bank, owner and holder of said mortgages, 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, Agent and Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of May, 2004.



Notary Public

This Instrument was prepared by:
Frank H. Tomlinson
PRITCHARD, McCALL & JONES, L.L.C.
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