

This instrument prepared by:  
Charles L. Denaburg  
2125 Morris Avenue  
Birmingham, Alabama 35203  
01005-94874

Send Tax Notices To:  
COMPASS BANK  
Attn: Jeff Schneider  
1520 South 20th Street  
Birmingham, AL 35233

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: April 1, 2004, R&C Enterprises, Inc., mortgagor, executed a certain mortgage to Compass Bank which said mortgage is recorded in Instrument # 20040427000216040, page 1/7, 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 January 19, 26 & February 2, 2005; and,

WHEREAS, on February 23, 2005, 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 Ninety Nine Thousand Seven Hundred Fifty and 75/100 Dollars, (\$199,750.75) 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, Charles L. Denaburg, 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 Ninety Nine Thousand Seven Hundred Fifty and 75/100 Dollars (\$199,750.75), R&C Enterprises, Inc., mortgagor, by and through the said Charles L. Denaburg, 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:

LOT 43, ACCORDING TO THE MAP AND SURVEY OF QUAIL RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 22, PAGE 35, IN THE PROBATE OFFICE OF 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 Charles L. Denaburg, agent and

attorney-in-fact for Compass Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 25 day of Feb, 2005.

COMPASS BANK

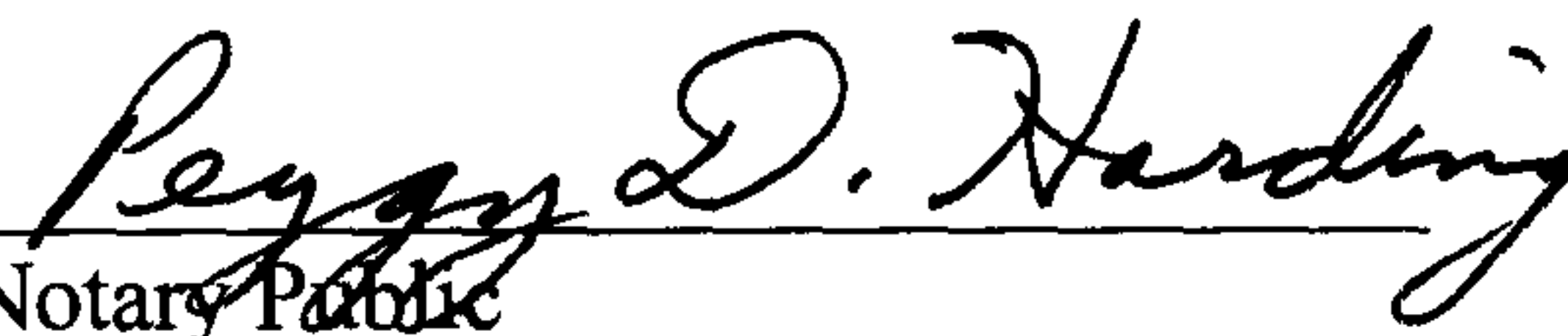
BY:   
Charles L. Denaburg, agent and attorney-in-fact for  
Compass Bank, as Auctioneer

  
Charles L. Denaburg, 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 Charles L. Denaburg, 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, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25 day of Feb., 2005.

  
Notary Public

My Commission Expires: June 26, 2007