

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, Chancellor's Crossing, LLC executed a mortgage to Aliant Bank on April 10, 2003, in the amount of \$580,000 that was recorded on April 30, 2003 in Instrument Number 20030430000264090 in the office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in payment of the indebtedness secured by said mortgage, and Aliant Bank did declare all of the indebtedness secured by the 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 U.S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of July 6, July 13, and July 20, 2005; and,

WHEREAS, on August 2, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was postponed until September 15, 2005; and;

WHEREAS, on September 15, 2005, the day to which the foreclosure sale was postponed, the foreclosure sale was duly and properly conducted, and Aliant Bank did offer for sale and sell at public outcry, on the steps of the main entrance of the Shelby County, Alabama Courthouse located on Main Street, Columbiana, Alabama 35051, the property hereafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Aliant Bank in the amount of \$ 320,233.88 which sum [x] was offered to be credited on the indebtedness secured by said mortgage, or [] the said _____ (purchaser) paid in cash, and said property was thereupon sold to Aliant Bank; and

WHEREAS, Mike T. Atchison conducted the sale on behalf of Aliant Bank; 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 [xx] the credit of \$ 320,233.88 or [] said payment of cash in the amount of \$ _____, Chancellor's Crossing, LLC Mortgagor, by and through Aliant Bank does grant, bargain, sell and convey unto Aliant Bank, the real property situated in Shelby County, Alabama described in the attached Exhibit "A."

14-01-2005

TO HAVE AND TO HOLD, the above described property unto Aliant Bank,
its/his/her 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, Chancellor's Crossing, LLC Mortgagor, by Aliant Bank, by
Mike T. Atchison, as auctioneer conducting said sale caused these presents to be
executed on this the 15th day of September, 2005.

**CHANCELLOR'S CROSSING, LLC,
MORTGAGOR**

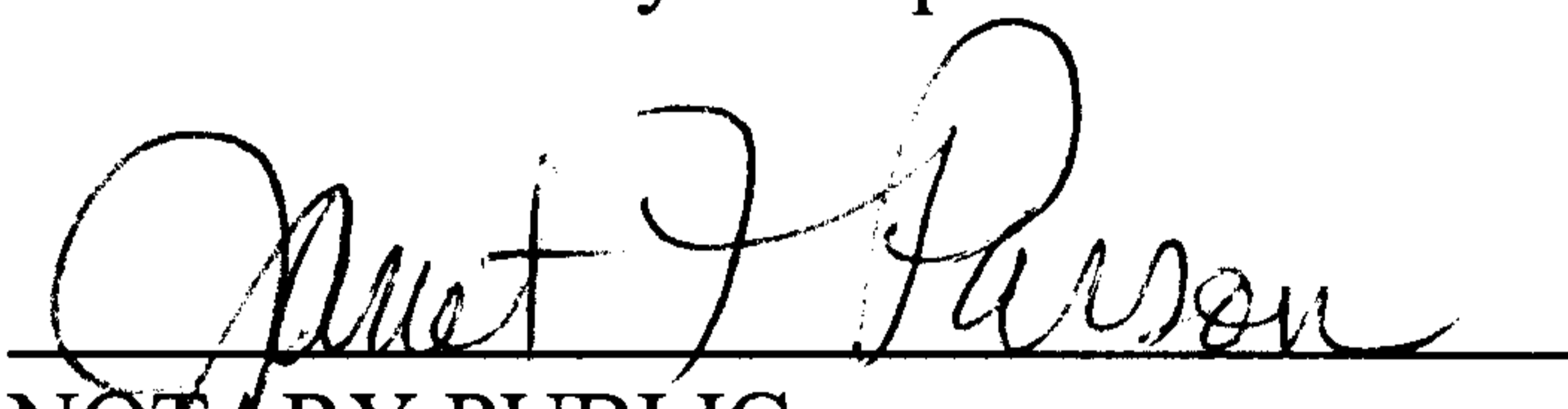
BY: ALIANT BANK

BY: 
Auctioneer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Mike T. Atchison (auctioneer), whose name as auctioneer for Aliant Bank 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/she, in his/her capacity as such
auctioneer, executed the same voluntary on the day the same bears date.

Given under my hand and official seal this the 15th day of September 2005.


NOTARY PUBLIC
My Commission Expires: 10/16/08

This Instrument Prepared By:

Bradley R. Hightower
Christian & Small, LLP
505 20th Street North
Suite 1800
Birmingham, Alabama 35203

Grantee's Address:

Aliant Bank
PO Box 383067
Birmingham, Alabama 35238-3067



20050915000480220 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
09/15/2005 01:04:02PM FILED/CERT

Exhibit "A"

Lots 11, 12, 16, 17, 18, 19 and 20, according to the survey of Chancellor's Crossing, as recorded in map book 28, page 75, in the Probate Office of Shelby County, Alabama.