

Send Tax Notice To:
Renasant Bank
Attention: Jerry Harris
9582 Madison Blvd., Ste. 11
Madison, AL 35758

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

WHEREAS, Renasant Bank f/k/a The Peoples Bank and Trust Company and successor by merger with Heritage Bank (the "Bank"), was on November 29, 2005, the owner and holder of the following described mortgage and the debt secured thereby: mortgage executed by **Horse Junction, Inc., an Alabama corporation** (the "Mortgagor") to the Bank on December 8, 2004, which mortgage is recorded in the office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20041210000676300 (the "Mortgage");

WHEREAS, the Mortgage provided that if the Mortgagor should fail to pay the debt secured by the Mortgage, or any part of said debt, when it became due, the Bank was authorized, at its option, to declare said debt immediately due and payable in full, and to take possession of the mortgaged property, and to sell the same at public outcry, after notice as provided in the Mortgage; and

WHEREAS, the Mortgagor failed to pay said debt when it became due, whereupon the Bank declared said debt immediately due and payable in full; and

WHEREAS, on November 29, 2005, at 11:00 A.M., the real estate hereinafter described, being the real estate described in the Mortgage, was offered for sale, before the courthouse door of Shelby County, Alabama at 112 N. Main Street, Columbiana, Alabama, to the highest bidder for cash, after giving notice of the time, place and terms of such sale, as required by the Mortgage, by advertisement in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, in the issues of said paper of November 9, 2005, November 16, 2005 and November 23, 2005; and

WHEREAS, at such sale, which was conducted by the undersigned auctioneer, in all respects in accordance with the provisions of the Mortgage, Renasant Bank became the purchaser of said real estate being the highest and best bidder therefor, at and for the price of Two Hundred Fifty Thousand Dollars & 00/100 (\$250,000.00).

NOW, THEREFORE, in consideration of the premises, and in order to evidence said sale, the Mortgagor acting by and through the undersigned auctioneer as attorney in fact, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Renasant Bank the following described real estate, being the real estate described in and conveyed by, the Mortgage, the same lying and being in Shelby County, Alabama;

**Commence at the Northwest corner of Section 27, Township 19
South, Range 1 East; thence run South along the West line of**

said Section a distance of 2629.03 feet; thence turn an angle of 89 degrees 35 minutes 04 seconds left and run a distance of 259.09 feet to the point of beginning; thence continue along last described course a distance of 220.0 feet; thence turn an angle of 90 degrees 38 minutes 18 seconds left and run a distance of 284.00 feet; thence turn an angle of 13 degrees 45 minutes 40 seconds left and run a distance of 145.08 feet; thence turn an angle of 92 degrees 10 minutes 52 seconds left to the chord of a curve to the right and run a distance of 192.89 feet along said chord; thence turn an angle of 84 degrees 03 minutes 28 seconds to the left from said chord and run a distance of 369.48 feet to the point of beginning.

This conveyance is subject to:

1. All easements, restrictions and encumbrances of record, and
2. Any and all equitable or statutory rights of redemption.

TO HAVE AND TO HOLD to Renasant Bank, its successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, the name of the Mortgagor has been hereunto affixed by the undersigned auctioneer as attorney-in-fact, on this 29th day of November, 2005.

Horse Junction, Inc.

By: Ryan K. Cochran

Ryan K. Cochran, as Auctioneer and as Attorney-in-Fact for Horse Junction, Inc.

Renasant Bank

By: Ryan K. Cochran

Ryan K. Cochran, as Auctioneer and as Attorney-in-Fact for Renasant Bank

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County and said State, do hereby certify that Ryan K. Cochran, whose name as auctioneer and the person conducting said sale for Renasant 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 the conveyance, he, in his capacity as such auctioneer and the person conducting said sale for Renasant Bank, and with full authority, executed this instrument voluntarily on the day the same bears date. Given under my hand and seal this 29th day of November, 2005.

Jude W. Callahan
Notary Public



20051201000621570 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
12/01/2005 10:52:11AM FILED/CERT

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
AFFIX SEAL **MY COMMISSION EXPIRES: Aug 21, 2007**
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument prepared by:
Ryan K. Cochran,
Waller Lansden Dortch & Davis, LLC
1901 Sixth Avenue North, Suite 1900
Birmingham, AL 35203