

This Instrument Prepared By:
Charles L. Denaburg
2125 Morris Avenue
Birmingham, AL 35203
(205) 250-8400

Send Tax Notice To:
CapitalSouth Bank
2340 Woodcrest Place
Birmingham, AL 35209
(205) 803-5848

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

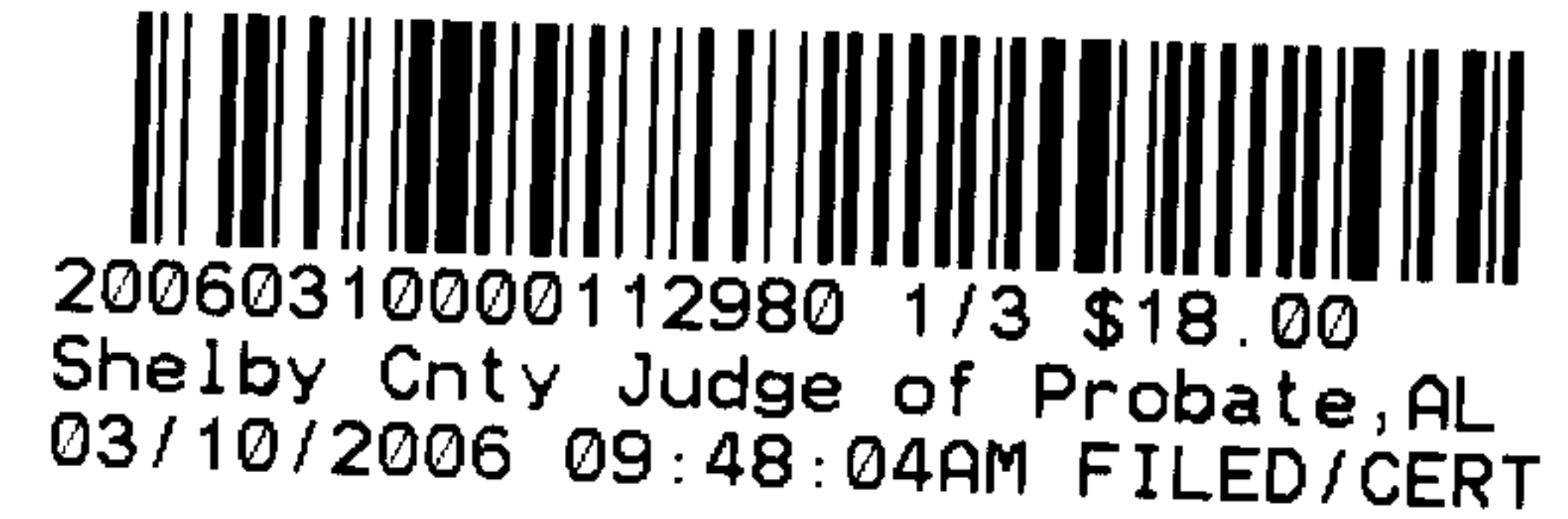
KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: July 12, 2005, Ronald P. McNeely And Vickie E. McNeely, As Husband And Wife, mortgagors, executed a certain mortgage to CapitalSouth Bank formerly known as Bank Of Alabama which said mortgage is recorded in Instrument #20050801000383280, 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 CapitalSouth Bank formerly known as Bank Of Alabama 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 February 1, 8, 15 and 22, 2006; and,

WHEREAS, on March 06, 2006, 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 CapitalSouth Bank formerly known as Bank Of Alabama 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 CapitalSouth Bank in the amount of Two Hundred Sixty-Six Thousand and 00/100 (\$266,000.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to CapitalSouth Bank; and,



WHEREAS, Sara Chilton, agent and attorney-in-fact for CapitalSouth Bank formerly known as Bank Of Alabama, 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 Two Hundred Sixty-Six Thousand and 00/100 (\$266,000.00), Ronald P. McNeely And Vickie E. McNeely, As Husband And Wife, mortgagors, by and through the said Sara Chilton, agent and attorney-in-fact for CapitalSouth Bank formerly known as Bank Of Alabama, do grant, bargain, sell and convey unto the said CapitalSouth Bank, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 432, According To The Final Plat Stoneykirk At Ballantrae, Phase I, As Recorded In Map Book 32, Page 11, 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 CapitalSouth 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 CapitalSouth Bank formerly known as Bank Of Alabama, by Sara Chilton, agent and attorney-in-fact for CapitalSouth Bank formerly known as Bank Of Alabama, as auctioneer conducting said sale, has caused these presents to be executed on this, the 07th day of March, 2006.


CapitalSouth Bank formerly known as Bank Of
Alabama

BY: 
Sara Chilton, agent and attorney-in-fact for
CapitalSouth Bank formerly known as Bank Of
Alabama, as Auctioneer


Sara Chilton, as Auctioneer conducting said sale

THE STATE OF ALABAMA

JEFFERSON COUNTY


20060310000112980 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
03/10/2006 09:48:04AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sara Chilton, whose name as agent and attorney-in-fact for CapitalSouth Bank formerly known as Bank Of Alabama 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 07th day of March, 2006.


Notary Public 1/28/10