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

Send Tax Notice To:
Denise Allison
1025 Sandhurst Circle
Birmingham, AL 35242

20060412000170530 1/2 \$334.00 Shelby Cnty Judge of Probate, AL 04/12/2006 12:31:17PM FILED/CERT

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: November 5, 2004, Farrel Ryder, as an unmarried man, mortgagor, executed a certain mortgage to CapitalSouth Bank, formerly known as Bank of Alabama which said mortgage is recorded in Instrument # 20041116000631020, 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 March 8, 15 and 22, 2006; and,

WHEREAS, on April 05, 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 Denise Allison in the amount of Three Hundred Nineteen Thousand and 00/100 dollars (\$319,000.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Denise Allison; and,

WHEREAS, Charles L. Denaburg, agent and attorney-in-fact for Capital South 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 Three Hundred Nineteen Thousand and 00/100 dollars (\$319,000.00), Farrel Ryder, as an unmarried man, mortgagor, by and through

the said Charles L. Denaburg, agent and attorney-in-fact for CapitalSouth Bank, formerly known as Bank of Alabama, do grant, bargain, sell and convey unto the said Denise Allison, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 17A, According To The Wilkins Resurvey Of Stonebridge, Being A Resurvey Of Lots 16, 17 & 18 According To The Map Of Stonebridge As Recorded In Map Book 20, Page 23, As Recorded In Map Book 34, Page 19 In The Probate Office Of Shelby County, Alabama.

Also Known As:

Lot 17B, According To Ryders Resurvey Of A Resurvey Of Lot 17A Of Wilkins Resurvey, As Recorded In Map Book 35, Page 48, 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 Denise Allison, 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 Charles L. Denaburg, 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 06th day of April, 2006.

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CAPITALSOUTH BANK

Charles L. Denaburg, agent and attorney-in-fact for CapitalSouth Bank/formerly known as Bank of Alabama, as

Auctioneer

Charles L. Denaburg, as Auctioneer conducting said sale

Shelby County, AL 04/12/2006 State of Alabama

Deed Tax: \$319.00

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 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 06th day of April, 2006.

Notary Bublie

My Commission Expires: June 26, 2007