

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

Tax Notice To:
Jennings Properties and Investments, LLC
409 Kenilworth Drive
Birmingham, AL 35209

20060509000217650 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
05/09/2006 11:44:13AM FILED/CERT

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON

COUNTY OF SHELBY

20060503000418660 1/3
Bk: LR200607 Pg: 25752
05/03/2006 02:46:09 PM FCD
Jefferson Co Judge of Probate, AL
Filed/Certified - Judge Mark Gaines

KNOW ALL MEN BY THESE PRESENTS, THAT:


WHEREAS, heretofore on, to-wit: October 13, 1993, Donna B. Madison, an unmarried woman, mortgagor, executed a certain mortgage to Steiner Bank, said mortgage being recorded in Instrument # 9314/3739, in the Office of the Judge of Probate of Jefferson County, Alabama, Birmingham Division; said mortgage being transferred and assigned to Highland Bank by instrument recorded in Instrument # 9504/8569, in said Probate Office. Said mortgage also being recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument # 20060313000116160, said mortgage being transferred and assigned to Highland Bank by instrument recorded in Instrument # 20060316000123550, in said Probate Office; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Bancorpsouth Bank formerly known as Highland 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 Alabama Messenger, a newspaper of general circulation in Jefferson County, Alabama, in its issues of March 18, 25, April 01 and 08, 2006, and by publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of March 22, 29, April 5 and 12, 2006; and,

WHEREAS, on April 24, 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 Bancorpsouth Bank formerly known as Highland Bank did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Jefferson County, Alabama, Birmingham Division, all of its rights, title and interest

White Seal

in the property hereinafter described; and,


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WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Jennings Properties and Investments, LLC in the amount of Eighty Eight Thousand Two Hundred One and 00/100 (\$88,201.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Jennings Properties and Investments, LLC; and,

WHEREAS, Rachel J. Moore, agent and attorney-in-fact for Bancorpsouth Bank formerly known as Highland 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 Eighty Eight Thousand Two Hundred One and 00/100 (\$88,201.00), Donna B. Madison, an unmarried woman, mortgagor, by and through the said Rachel J. Moore, agent and attorney-in-fact for Bancorpsouth Bank formerly known as Highland Bank, do grant, bargain, sell and convey unto the said Jennings Properties and Investments, LLC, all of their rights, title and interest in and to the following described real property, situated in Jefferson County and Shelby County, Alabama, to-wit:

Unit 18 - 4, in Windhover, a Condominium, located at Old Rocky Ridge Road, Jefferson County, Alabama, as established by Declaration of Condominium recorded on July 23, 1975, in Real Volume 1197 page 689 in the Probate Office of Jefferson County, Alabama and in Misc. Book 12 page 1, in the Probate Office of Shelby County, Alabama, as amended by Amendments of Declaration of Condominium recorded in Real Volume 1200 page 637 in Real Volume 1385 page 91, in Real Volume 1388 page 152, in Real Volume 1564 page 374, in Real Volume 1573, page 594, in Real Volume 1632 page 85 and in Real Volume 1632 page 93 in the Probate Office of Jefferson County, Alabama and in Misc. Book 12, page 196, in Misc. Book 18 page 28, in Misc. Book 18, page 163, in Misc. Book 24 page 465, in Misc. Book 24 page 468, in Misc. Book 26, page 329 and in Misc. Book 26, page 337, in the Probate Office of Shelby County, Alabama; together with an undivided interest in the common elements of Windhover, a Condominium, as set out in Exhibit "B" attached to said Declaration of Condominium, as it may have been or may hereafter be amended pursuant to said Declaration; said unit being more particularly detailed in the plans and drawings of said condominium as recorded in Map Book 107, page 26, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, page 52 in the Probate Office of Shelby County, Alabama, as amended by revised or supplemental plans recorded in Map Book 107, page 32 in Map Book 111, page 34 in Map Book 115 page 5 in Map Book 116, page 76, and in Map Book 116 page 77 in the Probate Office of Jefferson County, Alabama and in Map Book 6 page 55 in Map Book 6 page 133, in Map Book 7 page 41, in Map Book 7 page 81 and in Map Book 7, page 82, 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 Jennings Properties and Investments, LLC, 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 Bancorpsouth Bank formerly known as Highland Bank, by Rachel J. Moore, agent and attorney-in-fact for Bancorpsouth Bank formerly known as Highland Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 24th day of April, 2006.

Bancorpsouth Bank

BY: 

Rachel J. Moore, agent and attorney-in-fact for Bancorpsouth Bank formerly known as Highland Bank, as Auctioneer


Rachel J. Moore, as Auctioneer conducting said sale

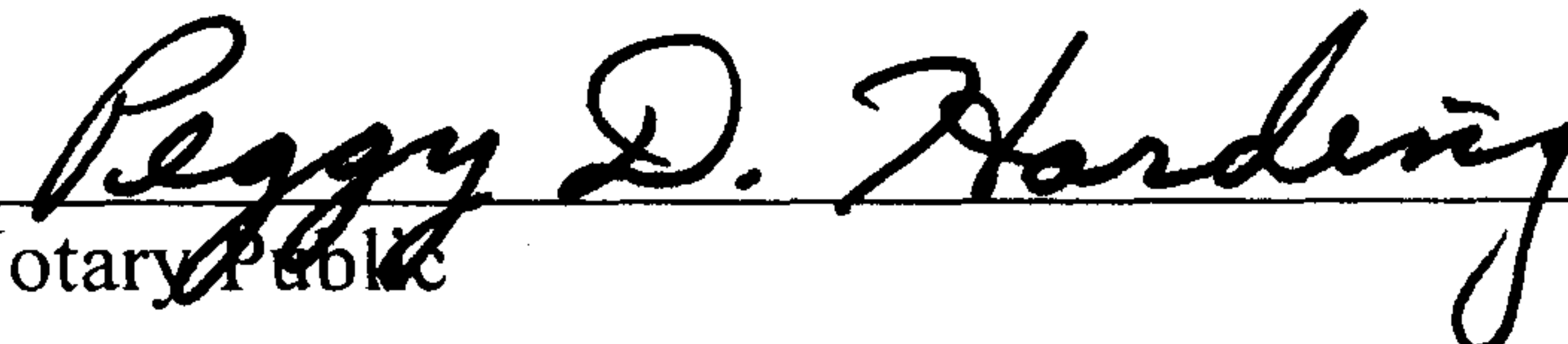
20060503000418660 3/3
Bk: LR200607 Pg: 25752
05/03/2006 02:46:09 PM FCD
Fee - \$9.50
Deed Tax - \$88.50
Total of Fees and Taxes - \$98.00
WILSONN

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rachel J. Moore, whose name as agent and attorney-in-fact for Bancorpsouth Bank formerly known as Highland 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, 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 24th day of April, 2006.


Notary Public

My Commission Expires: June 26, 2007