

STATE OF ALABAMA *
COUNTY OF SHELBY *


20060608000271060 1/3 \$21.00
Shelby Cnty Judge of Probate,AL
06/08/2006 10:06:10AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore and on, to wit September 28, 1994, Randy Roark ("Mortgagor") executed that certain Mortgage to Jefferson-Pilot Life Insurance Company "(Mortgagee)", which said Mortgage is recorded in Instrument Number 1994-29566 along with Security Agreement recorded in Instrument Number 1994-29568 and affected by the Agreement recorded in Instrument Number 1994-3080 with Assignment of Rents and Leases and Profits recorded in Instrument Number 1994-29567 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the Mortgage indebtedness secured by said Mortgage, and Jefferson-Pilot Life Insurance Company, as holder of said Mortgage, 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 May 10, 17 and 24, 2006 ; and

WHEREAS, on June 1, 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 Jefferson-Pilot Life Insurance Company did offer for sale at public outcry, in front of the front entrance of the courthouse in the City of Columbiana, Shelby County, Alabama, to the highest bidder for cash, the hereinafter described real property; and

WHEREAS, the highest and best bid was the bid of Jefferson-Pilot Life Insurance Company, in the sum of **Two Million, Three Hundred Thousand and no/100 (\$2,300,000.00) Dollars**; and

WHEREAS, Sherrie L. Phillips, as designated agent for Jefferson-Pilot Life Insurance Company, acted as auctioneer as provided by the terms of said Mortgage and conducted the sale; and

WHEREAS, said Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale the deed to the property so purchased,

NOW, THEREFORE, in consideration of the premises and credit of **\$2,300,000.00**, Jefferson-Pilot Life Insurance Company, by and through said Sherrie L. Phillips, auctioneer, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Jefferson-Pilot Life Insurance Company, the following described real property, situated in the County of Shelby, State of Alabama, more particularly described as follows, to wit:

A parcel of land located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at the intersection of the South right of way line of 6th Avenue Southwest and the Easterly right of way line of the L&N Railroad line, thence run Southwesterly along said railroad right-of-way line a distance of 603.00 feet; thence 88 deg. 37 min. left, in a Southeasterly direction, a distance of 257.00 feet; thence 90 deg. right, in a Southwesterly direction, a distance of 15.00 feet; thence 90 deg. 04 min. 19 sec. left, in a Southeasterly direction, a distance of 187.28 feet to a point on the Northwesterly right of way line of Alabama Highway No. 119, said point being on a curve, having a radius of 1352.49 feet; thence 70 deg. 11 min. 08 sec. left to tangent of said curve, in a Northeasterly direction along the arc of said curve to the right and along said right of way line, a distance of 259.97 feet to end of said curve; thence 13 deg. 40 min. 48 sec. right from tangent of said curve, in a Northeasterly direction along said right of way line, a distance of 119.83 feet; thence 89 deg. 06 min. 48 sec. left, in a Northwesterly direction, a distance of 328.80 feet; thence 22 deg. 08 min. right, in a Northerly direction, a distance of 219.24 feet to a point on said South right of way line of 6th Avenue Southwest; thence 89 deg. 48 min. left, in a Westerly direction along said South right of way line, a distance of 365.68 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except:

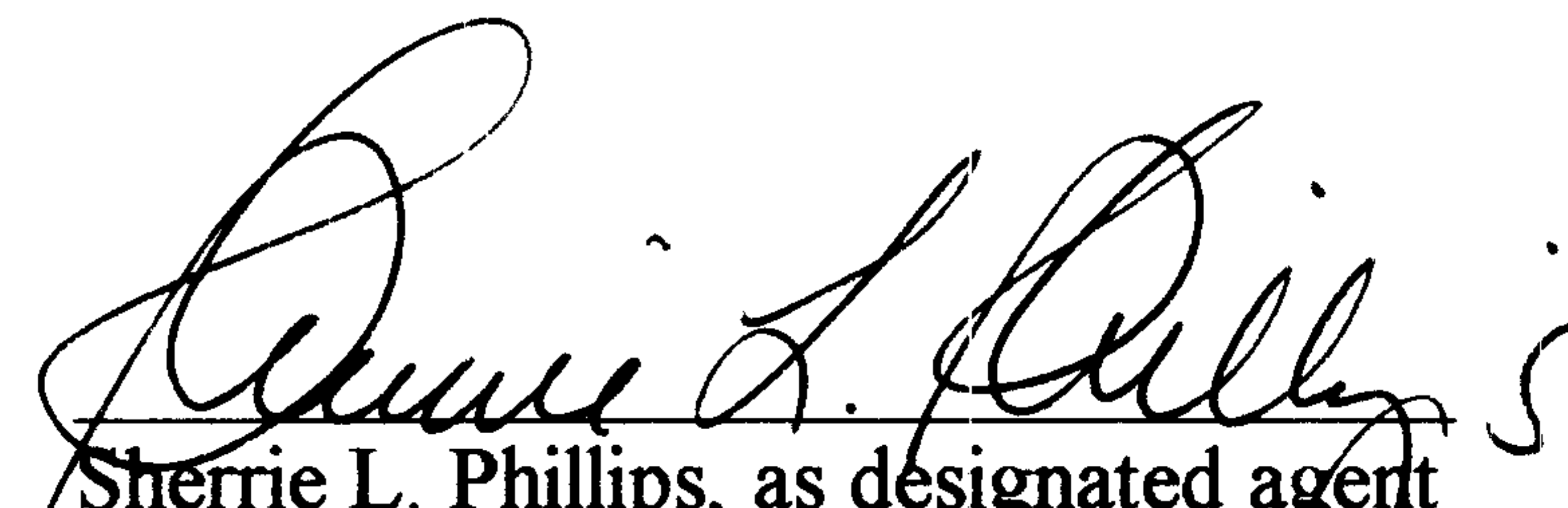
A part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, and being more fully described as follows: Commencing at the northeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence west along the north line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 820 feet, more or less, to the present northwest right of way line of Alabama Highway #119 and the point of beginning of the property herein to be conveyed; thence southwesterly along said right of way line, a distance of 870 feet, more or less, to the southwest property line; thence northwesterly along said southwest property line, a distance of 50 feet, more or less, to a point that is 85 feet northwesterly of and at right angles to the centerline of Survey of Alabama Highway #119; thence northeasterly 85 feet northwesterly of and parallel with said centerline, a distance of 900 feet, more or less, to a point that is 85 feet northwesterly of and at right angles to said centerline at Station 551+00; thence northeasterly along a line (which, if extended, would intersect a point that is 65 feet northwesterly of and at right angles to the centerline of Relocated Alabama Highway #119 at Station 552+56.95), a distance of 120 feet more or less, to the northeast property line; thence southeasterly along said northeast property line, a distance of 20 feet, more or less, to the present northwest right of way line of Alabama Highway #119; thence southwesterly along said right of way line, a distance of 118 feet, more or less to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said Jefferson-Pilot Life Insurance Company, its, successors and assigns, forever; subject, however to the statutory right of redemption on the part of those entitled to redeem from such foreclosure as provided by the laws of

the State of Alabama and the United States of America, as such laws are interpreted and enforced by the courts of Alabama and the United States.

The said property was sold on an "as is, where is," basis subject to any easements, encumbrances, and exceptions contained in said mortgage and those contained in the records in the Office of the Judge of Probate where the above-described property is situated. Said property was sold without warranty or recourse, express or implied as to title, use and/or enjoyment and was sold subject to the right of redemption of all parties entitled thereto.

IN WITNESS WHEREOF, the said Jefferson-Pilot Life Insurance Company, by Sherrie L. Phillips, as auctioneer conducting said sale has caused these presents to be executed on the 1st day of June 2006.


Sherrie L. Phillips, as designated agent
and auctioneer conducting said sale

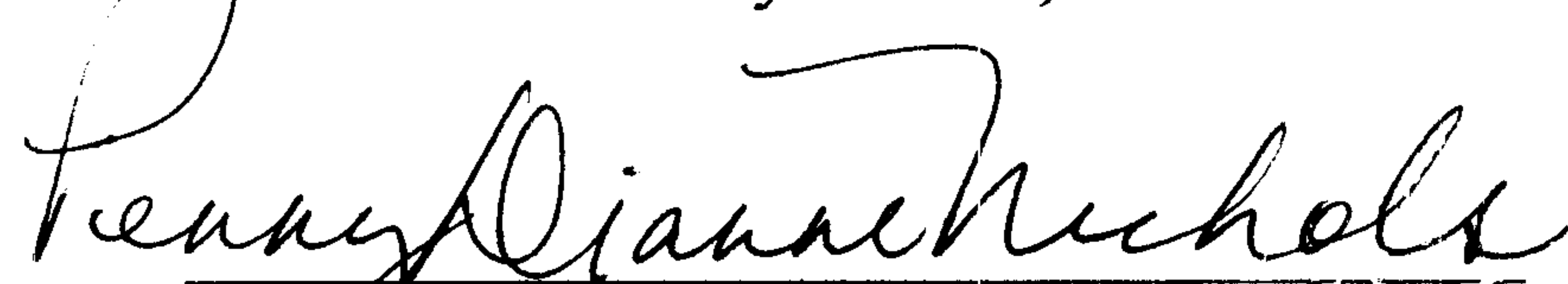
THIS INSTRUMENT PREPARED BY:

Sherrie L. Phillips
Miller, Hamilton, Snider & Odom, L.L.C.
One Commerce Street, Suite 305
Montgomery, AL 36104
(334) 834-5550

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherrie L. Phillips, whose name as Auctioneer, 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, 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 1st day of June, 2006


NOTARY PUBLIC
My Commission Expires: 5-1-2007