FORECLOSURE DEED

20061030000532990 1/2 \$17.00 Shelby Cnty Judge of Probate, AL 10/30/2006 09:31:39AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Larry Brad Crocker 2060065

WHEREAS, Stagecoach Trace Residential Association, in accordance with the provisions of the Declaration of Protective Covenants, Agreement, Easements, Charges and Liens for Stagecoach Trace Residential Association, in the Office of the Judge of Probate of Shelby County, Alabama, did file for record in Instrument# 20050825000438570 and Instrument# 20060530000253330 in the Office of the Judge of Probate of Shelby County, Alabama, its Lien For Unpaid Assessment upon the real property hereinafter described; and,

WHEREAS, Larry Brad Crocker are the owners of real estate hereinafter described under and by virtue of a Deed dated July 28, 2004, and recorded in the Office of the Judge of Probate of Baldwin-County, Alabama, in Real Property Instrument# 20040927000533780; and

WHEREAS, the undersigned, Stagecoach Trace Residential Association, is the legal holder and owner of the Lien For Unpaid Assessment; and,

WHEREAS, default was made in the payment of the indebtedness as evidenced by the Lien For Unpaid Assessment and the said Stagecoach Trace Residential Association. did declare all of the indebtedness due and payable and did give due and proper notice of the foreclosure of said Lien For Unpaid Assessment, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of September 6, 13, 20, 2006; and

WHEREAS, on September 27, 2006, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Stagecoach Trace Residential Association did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned Lien For Unpaid Assessment was the bid of Stagecoach Trace Residential Association, in the amount of Two Thousand Two Hundred Dollars and Eighty Seven Cents (\$2,200.87), which sum the said Stagecoach Trace Residential Association offered to credit on the indebtedness secured by said Lien For Unpaid Assessment, and said property was thereupon sold to the said Stagecoach Trace Residential Association; and

NOW, THEREFORE, in consideration of the premises and of Two Thousand Two Hundred Dollars and Eighty Seven Cents (\$2,200.87), cash, the said Larry Brad Crocker acting by and through the said Stagecoach Trace Residential Association, by Michael Atchison, as auctioneer and the person conducting the said sale for the said Stagecoach Trace Residential Association, do hereby grant, bargain, sell and convey unto Stagecoach Trace Residential Association, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 226, according to the survey of final plat, Stagecoach Trace, Sector 2, as recorded in Map Book 28, Page 67, in the Probate Office of Shelby County, Alabama

Atchison

TO HAVE AND TO HOLD THE above described property unto Stagecoach Trace Residential Association, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Stagecoach Trace Residential Association, has caused this instrument to be executed by Michael Atchison, as auctioneer and the person conducting said sale for the Lien Holder and in witness whereof the said Michael Atchison, has executed this instrument in his capacity as such auctioneer on this September 27, 2006.

Larry Brad Crocker
Owners

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Stagecoach Trace Residential Association

Lien Holder

Michael Atchison, as Auctioneer and the person conducting said sale for the Lien Holder

Stagecoach Trage Residential Association

Lien Holder

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the Lien Holder

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the Lien Holder

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that, whose name as Auctioneer and the person conducting said sale for the Lien Holder, 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 capacity as such Auctioneer and the person conducting said sale for the Lien Holder, and with full authority that this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal September 27, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 14/16/

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
06-0393

GRANTEE'S ADDRESS
Stagecoach Trace Residential Association
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SUITE 200

BIRMINGHAM, AL 35244