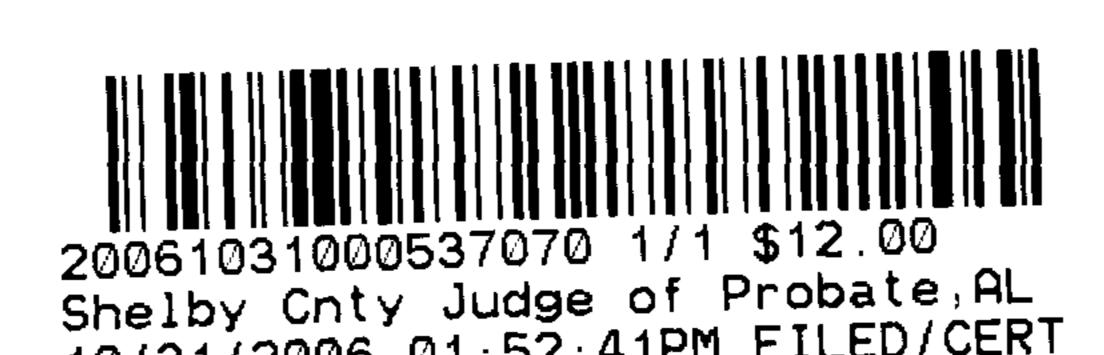
This instrument was prepared by:

Clay R. Carr

Boardman, Carr & Hutcheson, P.C.

400 Boardman Drive Chelsea, AL 35043



Send Tax Notice To:
Frontier Bank
43 North Broadway
Sylacauga, AL 35150
Attention: Jan Kromer

DEED IN LIEU OF FORECLOSURE		
STATE OF ALABAMA COUNTY OF SHELBY		KNOW ALL MEN BY THESE PRESENTS,
Chancellor's Crossing, LLC to Fr 20040312000127690 in the Probate C sum of One Dollar (\$1.00) to the und which is hereby acknowledged, Chance	ontier I Office of dersigne cellor's	Grantee under that certain Note and Mortgage executed by Bank, dated March 2, 2004, and recorded in Instrument f Shelby County, Alabama, and in further consideration of the d Grantors, in hand paid by the Grantee herein, the receipt of Crossing, LLC does hereby grant, bargain, sell and convey unto rest in the following described real estate, situated in Shelby
43 and 44, according to the H	Recordin	, 26, 27, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, ng Plat of Chancellor's Crossing, as recorded in Map ce of Shelby County, Alabama.
		losure of that certain Mortgage referred to hereinabove. ce pursuant to this deed creates no right of redemption.
in the title hereby conveyed ONLY in terms and provisions expressed herein in any particular, or in the event of the the Bankruptcy Code or otherwise, retained, all of its lien, title and rights such event, said Grantee shall have the if this instrument had not been execut hereto, that the execution of the within not operate as a merger of the mortgate.	the even n, and the setting the Gra under the he right ted and a n conver age lien	title of the Mortgage referred to hereinabove shall be merged nt of the full effectiveness of this conveyance, according to the nat, if for any reason, this conveyance shall be held ineffective aside of this conveyance and any proceedings instituted under intee shall be subrogated to, or shall be considered to have ne Mortgage, and the indebtedness secured thereby, and, in any to proceed to a foreclosure of the Mortgage in all respects as delivered to the Grantee. Further, it is the intent of the parties yance by Grantor, and acceptance of delivery of this deed will into the fee of the property in the event the mortgage lien is intervening claims or liens of third persons, which were junior
is lawfully seized in fee simple of said above; that it has good right to sell a	premise nd conv	venant with said grantee, or its successors and assigns, that it es: that it is free from all encumbrances, unless otherwise stated yey the same as aforesaid; that it shall warrant and defend the d assigns forever, against the lawful claims of all persons.
TO HAVE AND TO HOLD,	To the	said GRANTEE, or its successors and assigns forever.
IN WITNESS WHEREOF,	I have 1, 2006.	hereunto set my hand and seal this 31 57 day of
		CHANCELLOR'S CROSSING, LLC
		By: Land Landson, Managing Member (Seal)
STATE OF ALABAMA ) SHELBY COUNTY )	Gen	eral Acknowledgment
		n and for said County, in said State, hereby certify that Gary ber of CHANCELLOR'S CROSSING, LLC, a limited liability

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Gary L. Thompson, whose name as Managing Member of CHANCELLOR'S CROSSING, LLC, a limited liability company, 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, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 31st day of October, 2006.

Notary Public

ROSALIND H. Little

ROSALIND H.

