

Send Tax Notice To:

ServisFirst Bank
3300 Cahaba Road
Suite 300
Birmingham, AL 35223
Attn: Ryan Ramage

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

RECITALS

A. ServistFirst Bank (the "Mortgagee"), was on August 14, 2006 the owner and holder of the following described mortgage and the debt secured thereby: mortgage executed by Cahaba Valley Building Co., LLC (the "Mortgagor") to the Mortgagee on January 4, 2006, which mortgage is recorded in the office of the Judge of Probate of Shelby County, Columbiana, Alabama, as Instrument Number 20060112000020590 (the "Mortgage").

B. The Mortgage provided that, if the Mortgagor should fail to pay the debt secured by the Mortgage, or any part of said debt, when it became due, the Mortgagee was authorized, at its option, to declare said debt immediately due and payable in full, and to take possession of the mortgaged property, and to sell the same at public outcry, after notice as provided in the Mortgage.

C. Mortgagor failed to pay said debt when it became due, whereupon the Mortgagee declared said debt immediately due and payable in full.

D. On August 14, 2006, at 12:00 P.M., the real estate hereinafter described, being the real estate described in the Mortgage, was offered for sale, before the courthouse door of Shelby County, Alabama, to the highest bidder for cash, after giving notice of the time, place and terms of such sale, as required by the Mortgage, by advertisement in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, in the issues of said paper of July 26, 2006, August 2, 2006, and August 9, 2006.

E. At such sale, which was conducted by the undersigned auctioneer, in all respects in accordance with the provisions of the Mortgage, the Mortgagee became the purchaser of said real estate being the highest and best bidder therefor, at and for the price of Two hundred thousand dollars and 0/100 (\$ 200,000.00) as a credit against the indebtedness.

NOW, THEREFORE, in consideration of the premises, and in order to evidence said sale, Mortgagor acting by and through the undersigned auctioneer as attorney in fact, has

granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto ServisFirst Bank the following described real estate, being the real estate described in and conveyed by, the Mortgage, the same lying and being in Shelby County, Alabama, to-wit:

Lot 94-A, according to the Resurvey of Lots 94 and 95, Final Plat of Oaklyn Hills, Phase 2, as recorded in Map Book 36, page 65, in the Probate Office of Shelby County, Alabama.

previously or also described as follows, to wit:

Lot 94 and 95, according to the Survey of Final Plat of Oaklyn Hills, Phase 2, as recorded in Map Book 30, page 17, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to ServisFirst Bank, its successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, the name of the Mortgagor has been hereunto affixed by the undersigned auctioneer as attorney in fact, on this 2nd day of October, 2006.

By C. Ellis Brazeal
as auctioneer and as
attorney in fact for Mortgagor and as auctioneer
for ServisFirst Bank

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, a Notary Public in and for said County in said State, hereby certify that C. Ellis Brazeal III, whose name as attorney in fact for Mortgagor, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, in his capacity as such attorney in fact, executed the same voluntarily on the date the same bears date.

In witness whereof, I have hereunto set my hand and official seal, on the 2nd day of October, 2006.

Margaret Gibbs
Notary Public

My Commission Expires: 7/16/07
AFFIX SEAL

CERTIFICATE OF THE MORTGAGE OWNER

The undersigned ServisFirst Bank, does hereby certify that C. Ellis Brazeal III, who acted as auctioneer in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed by ServisFirst Bank as auctioneer for the purpose of making said sale and conveyance.

Dated this 2 day of October, 2006.

ServisFirst Bank

By [Signature]
Its Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, a Notary Public in and for said County in said State, hereby certify that Ryan Ramage, whose name as Vice-President for ServisFirst Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, in his capacity as such officer, executed the same voluntarily and as the act of ServisFirst Bank on the date the same bears date.

In witness whereof, I have hereunto set my hand and official seal, on the 2nd day of October, 2006.

[Signature]
Notary Public

My Commission Expires: 7/16/07
AFFIX SEAL

This instrument prepared by:

C. Ellis Brazeal III, Esq.
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