

This Instrument Prepared By:

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STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED FOR UNPAID ANNUAL ASSESSMENTS

KNOW ALL PERSONS BY THESE PRESENTS, that heretofore on, to wit: the Declaration of Covenants, Conditions and Restrictions for Horizon Condominium Association was filed for record in the Office of the Judge of Probate of Shelby County, Alabama, (together with all amendments thereto hereinafter collectively referred to as the "Declaration"). Said Declaration provided for the creation of Horizon Condominium Association, Inc. (the "Association"), which is the owner's association for Horizon Condominium. The Association is authorized by the Declaration to manage the property and collect the assessments for the common expenses of the property.

WHEREAS, Mary McWilliams Blackburn acquired fee simple title to Unit 1802 in Horizon by warranty deed recorded at Instrument #2001-44171 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the Declaration provides the Association shall have a lien against the individual dwellings within Horizon for payment of the annual assessments levied by the Association for the common expenses of Horizon Condominiums. The Declaration further provides that the lien of the Association may be foreclosed as are mortgages containing a power of sale in the State of Alabama. Before commencing foreclosure proceedings, the Association provided reasonable notice to the owner/occupant of the below described real property as required by the Declaration; and

WHEREAS, default was made in the payment of the annual assessments for the common expenses secured by said lien, and the Association did declare the assessments secured by said lien due and payable and did give due and proper notice in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks prior to the sale that the Association would sell in payment of the unpaid assessments in satisfaction of the lien, the below described real property at public outcry for cash to the highest bidder; and

WHEREAS, on June 25, 2007, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted and the Association did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the real property hereinafter described; and

WHEREAS, Holly Williams was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the Association; and

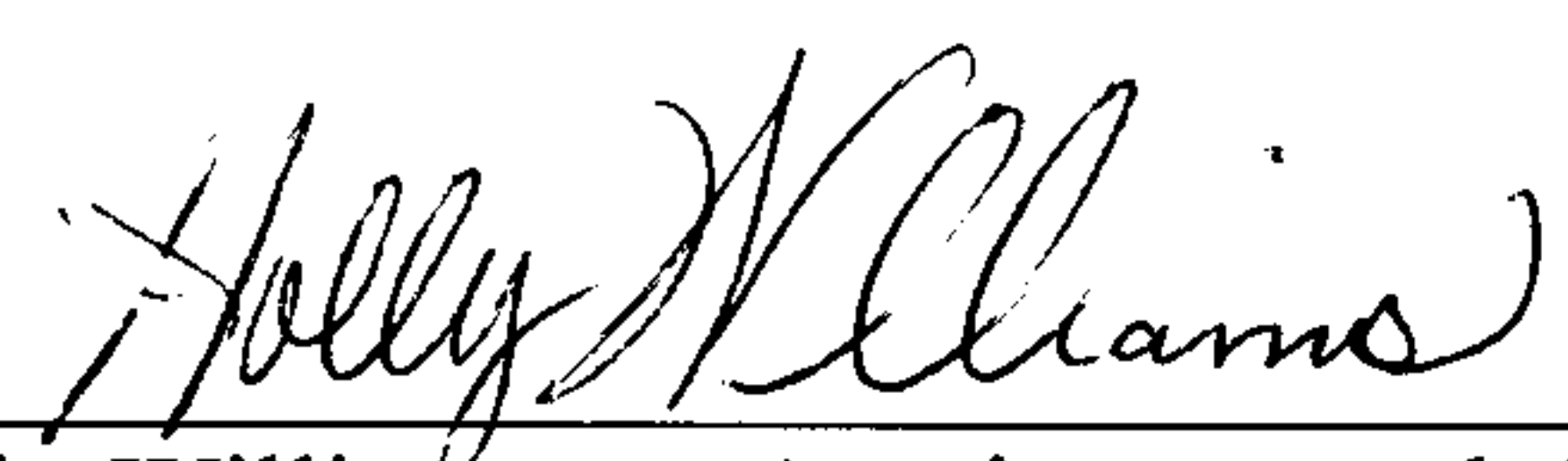
WHEREAS, the highest and best bid for the below described real property was bid of Horizon Condominium Association, Inc. in the amount of \$3,676.42, which sum of money the Association credited to the unpaid annual assessments secured by said lien and the attorneys' fee and other costs associated with the foreclosure sale.

NOW, THEREFORE, the Association by and through Holly Williams, as Auctioneer conducting said sale for the Association, does hereby grant, bargain, sell and convey unto Horizon Condominium Association, Inc., the following described real property situated in Shelby County, Alabama, to wit:

Unit 1802, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, page 141 in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the B-Laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

TO HAVE AND TO HOLD the above-described real property unto Horizon Condominium Association, Inc., subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Holly Williams has caused this instrument to be executed by her as Auctioneer conducting said sale, for the Association, and has hereto set his hand and seal on this 28th day of June, 2007.



Holly Williams, as Auctioneer and Attorney-in-Fact for Horizon Condominium Association, Inc., an Alabama non-profit corporation

ACKNOWLEDGMENT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that **Holly Williams**, whose name as Auctioneer for Horizon Condominium Association, Inc, an Alabama non-profit corporation, 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 his capacity as said Auctioneer, and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 28th day of June, 2007.

[SEAL]

Justin D. Fingar
Notary Public
My Commission Expires: 10/20/07