

STATE OF ALABAMA)
)
SHELBY COUNTY) FORECLOSURE DEED

THIS INDENTURE MADE AND ENTERED into on this the 13th day of July, 2007, by and between the undersigned Pellegrino Victor Billitteri, by Charles C. Dawson, Jr., as auctioneer under the authority of that certain mortgage from Black Pond, LLC, to Pellegrino Victor Billitteri, dated December 2, 2004, recorded as instrument #2004 1228000793490 in the Probate Office of Shelby County, Alabama, as the party of the first part, and Pellegrino Victor Billitteri, as party of the second part, WITNESSETH:

That, WHEREAS a mortgage was executed by Black Pond, LLC, by its member Renee McBee, on the 2nd day of December, 2004, to the said Pellegrino Victor Billitteri on certain property hereinafter described, which said mortgage is recorded as instrument #2004 1228000793490 in the Probate Office of Shelby County, Alabama, and

WHEREAS, in and by said mortgage, Pellegrino Victor Billitteri was authorized and empowered, in case of default in the payment at maturity of the debt secured thereby, to take possession of said property, and after giving notice of the time, place and terms of said in some newspaper published in Shelby County, Alabama, once a week for three (3) successive weeks, to sell the same at public outcry, for cash, to the highest bidder, and which said mortgage provided that in case of a sale under the power and authority contained in the same, the auctioneer selling said property was authorized and empowered to execute title to the purchaser at said sale in the name of the mortgagors; and

WHEREAS, default was made in the payment of said mortgage debt at the maturity of same, and said property was advertised for three (3) successive weeks in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, and sold in all respects as provided in said mortgage at which said sale the said Pellegrino Victor Billitteri did become the purchaser at and for the sum of Ninety-Four Thousand Dollars (\$94,000.00), this being the highest and best bid.

NOW, THEREFORE, in consideration of the premises, and of the sum of Ninety-Four Thousand Dollars (\$94,000.00) in hand paid to me, by the said party of the second part, the receipt whereof is, upon the delivery of these presents, hereby acknowledged, the said party of the first part has granted, bargained, and sold, and by these presents does grant, bargain, sell and convey unto Pellegrino Victor Billitteri the following described property, to-wit:

A part of the SW ¼- SW ¼ of Section 15 and the NW ¼- NW ¼, Section 22, Township 20 South, Range 3 West, Shelby County, Alabama described as:

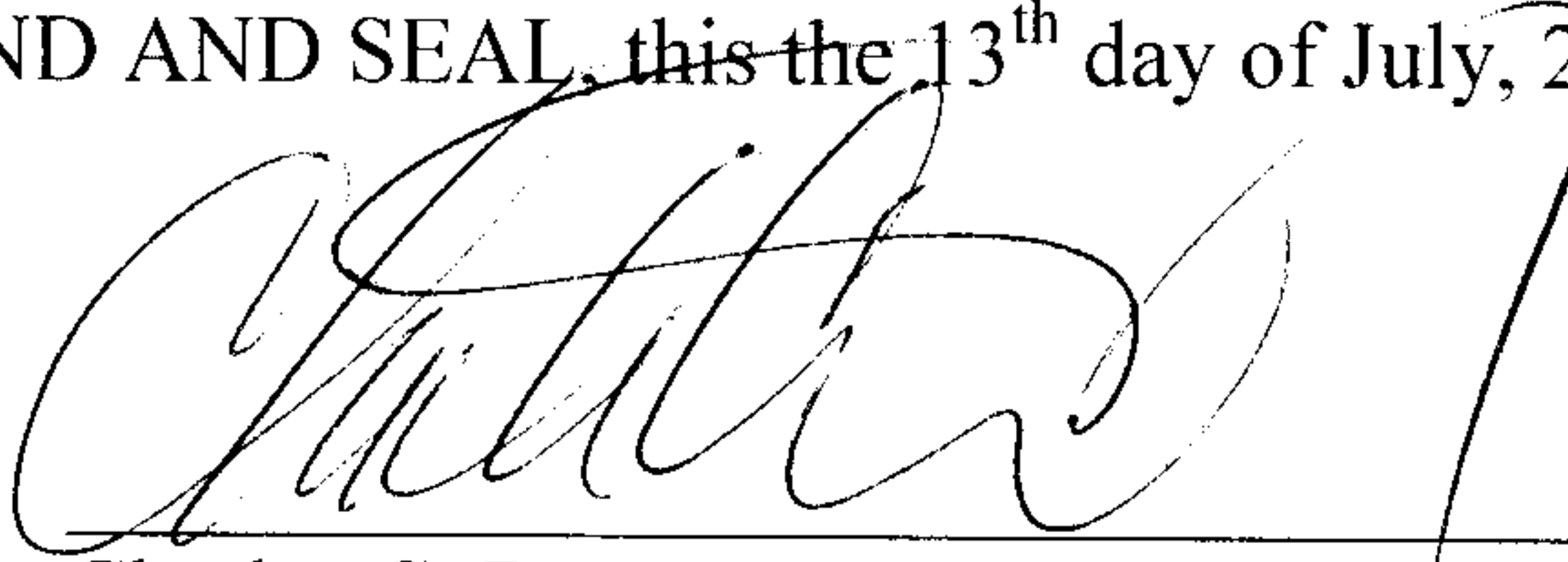
Commence at the Northeast corner of the NW ¼- of the NW ¼ of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence N 89°50'44" W along the North line of said Quarter-Quarter Section, 671.75 feet to a point, thence run S 57°50'40" E a distance of 97.06 feet to a point on the West right of way line of a 60.0 feet wide public road and the point of beginning of the property being described, thence run S 33°40'58" W along the said right of way line of Highway 261 (Main Street) a distance of 119.16 feet to a point, thence run N 54°00'48" W a distance of 10.02 feet to an existing concrete monument marking the change to an

80.0 feet wide public road, thence run S 47°37'55" W a distance of 2.12 feet to a point, thence run N 38°18'48" W a distance of 144.07 feet to a point, thence run S 55° 45'08" W a distance of 74.08 feet to a point on the East right of way line of a 30.0 feet wide public road, thence run N 0°44'29" E along said right of way line a distance of 164.28 feet to a point, thence run S 57°50'44" W a distance of 264.80 feet to the point of beginning, said property also being identified as being located at 3309 Highway 261, Helena, Alabama 35080.

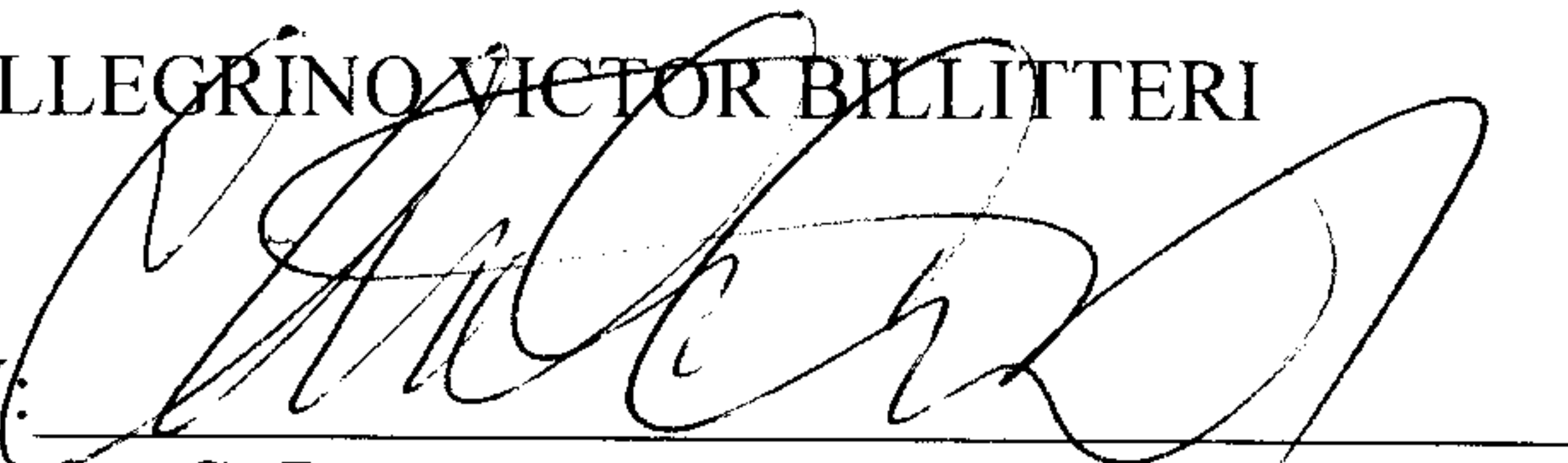
Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto the said party of the second part, and unto his heirs and assigns, as fully and completely in all respects, as the said party of the first part could or ought to convey the same under and by virtue of the power and authority vested in him by the terms of said mortgage.

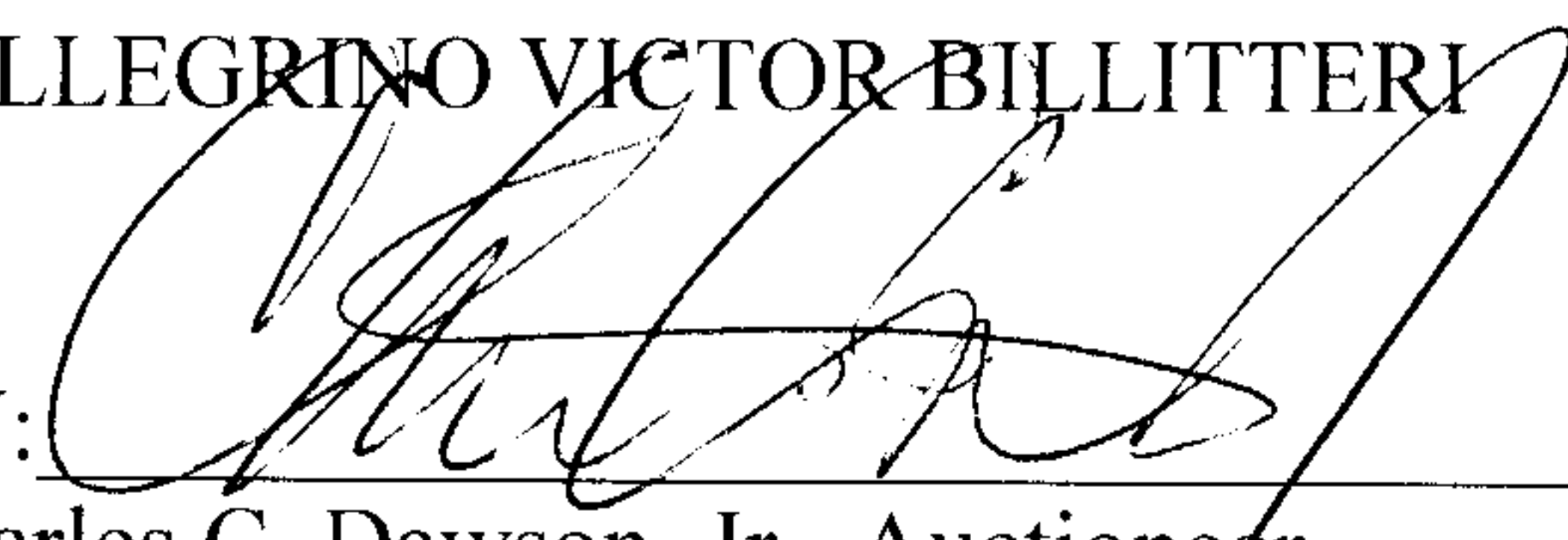
WITNESS MY HAND AND SEAL, this the 13th day of July, 2007.


Charles C. Dawson, Jr., Auctioneer

PELLEGRINO VICTOR BILLITTERI

BY: 
Charles C. Dawson, Jr., Auctioneer

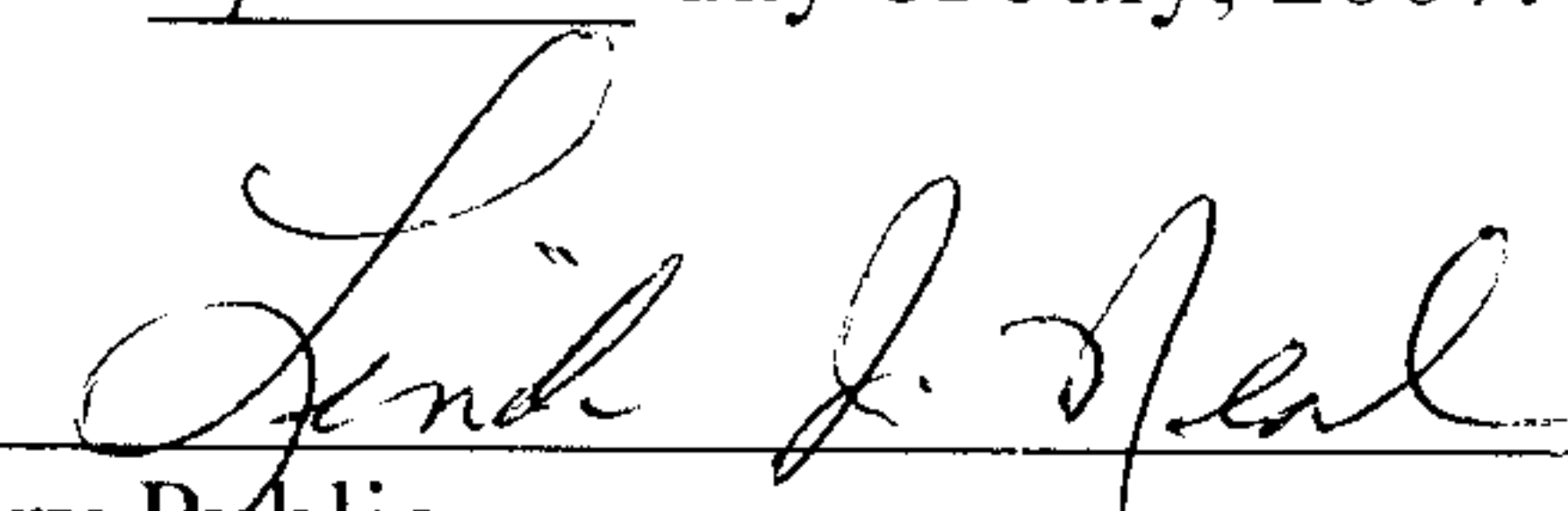
PELLEGRINO VICTOR BILLITTERI

BY: 
Charles C. Dawson, Jr., Auctioneer

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority in and for said county and state, do hereby certify that Charles C. Dawson, Jr. whose name as auctioneer is signed to the foregoing conveyance, and who is known to me, acknowledged before on this day that, being informed of the contents thereof, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand this the 13th day of July, 2007.


Notary Public