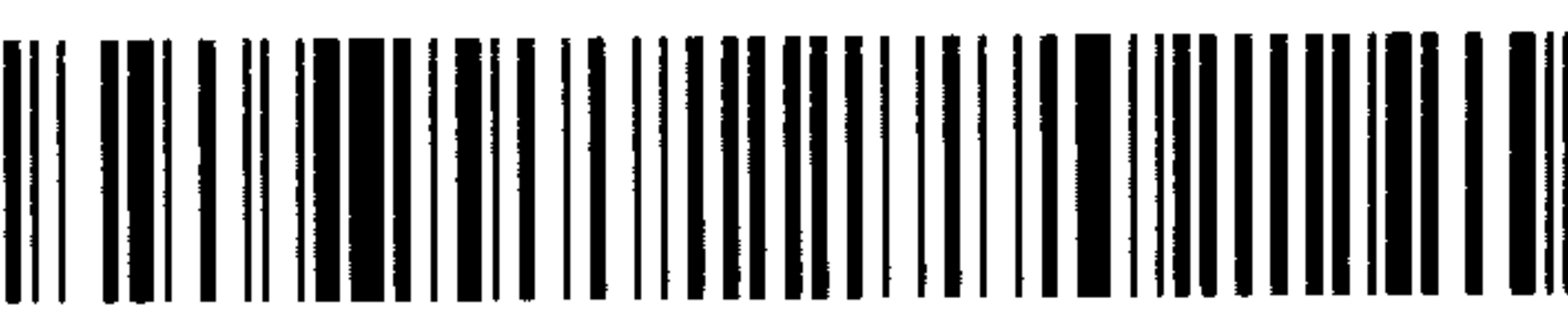


PREPARED BY: JOHN RUDD  
**MORRIS, SCHNEIDER, PRIOR, JOHNSON &  
FREEDMAN, LLC**

1587 Northeast Expressway  
Atlanta, GA 30329

(770) 234-9181

  
20071101000505880 1/2 \$62.00  
Shelby Cnty Judge of Probate, AL  
11/01/2007 11:50:34AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

***MORTGAGE FORECLOSURE DEED***

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on May 25, 2006, **Kristen M. Hardy, an unmarried woman** joined herein by **Marianne Bishop, a married woman, Party of the First Part**, executed a certain mortgage to **Pinnacle Bank**, which said mortgage is recorded in Instrument No. 20060601000259780, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to SunTrust Mortgage, Party of the Second Part; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and SunTrust Mortgage did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 9/19, 9/26, 10/3; and

WHEREAS, on October 11, 2007, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Star Properties LLC in the amount of **FORTY-SEVEN THOUSAND THIRTY AND 00/100 DOLLARS (\$ 47,030.00)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Star Properties LLC; and

WHEREAS, Mikki Prince, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of **FORTY-SEVEN THOUSAND THIRTY AND 00/100 DOLLARS (\$ 47,030.00)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Star Properties LLC, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 67, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

The subject property is not the homestead of Marianne Bishop as defined by the Code of Alabama.


SOURCE OF TITLE: Instrument Number 20060317000124820

TO HAVE AND TO HOLD the above described property unto Star Properties LLC, its successors and assigns forever; 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Kristen M. Hardy, an unmarried woman joined herein by Marianne Bishop, a married woman and SunTrust Mortgage have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 11th day of October, 2007.

BY: Mikki Prince  
AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20071101000505880 2/2 \$62.00  
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mikki Prince, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of October, 2007.

Iva Dean Raper  
NOTARY PUBLIC  
My Commission Expires: 12/21/09

Shelby County, AL 11/01/2007  
State of Alabama

Deed Tax: \$47.00