

SEND TAX NOTICE TO:
Bayview Loan Servicing, LLC
4425 Ponce De Leon Boulevard
5th Floor
Coral Gable, FL 33134
(#0200034970)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of July 2005, Gregory N. Johnson, executed that certain mortgage on real property hereinafter described to Interbay Funding, LLC, a Delaware Limited Liability Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #20050715000355450; re-recorded in Instrument#20070705000316240, said mortgage having subsequently been transferred and assigned to IB Property Holdings, LLC, and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said IB Property Holdings, LLC did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by

publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of September 26, 2007, October 3, 2007, and October 10, 2007; and

WHEREAS, on October 23, 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 conducted, and IB Property Holdings, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said IB Property Holdings, LLC; and

WHEREAS, IB Property Holdings, LLC was the highest bidder and best bidder in the amount of Eight Hundred Seventy Thousand Five Hundred Ninety Three and 53/100 Dollars (\$870,593.53) on the indebtedness secured by said mortgage, the said IB Property Holdings, LLC, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto IB Property Holdings, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel I.

Lot 20, according to the survey of Blueberry Estates, as recorded in Map Book 5, Page 72, in the Probate Office of Shelby County, Alabama

Situated in Shelby County, Alabama

Parcel II

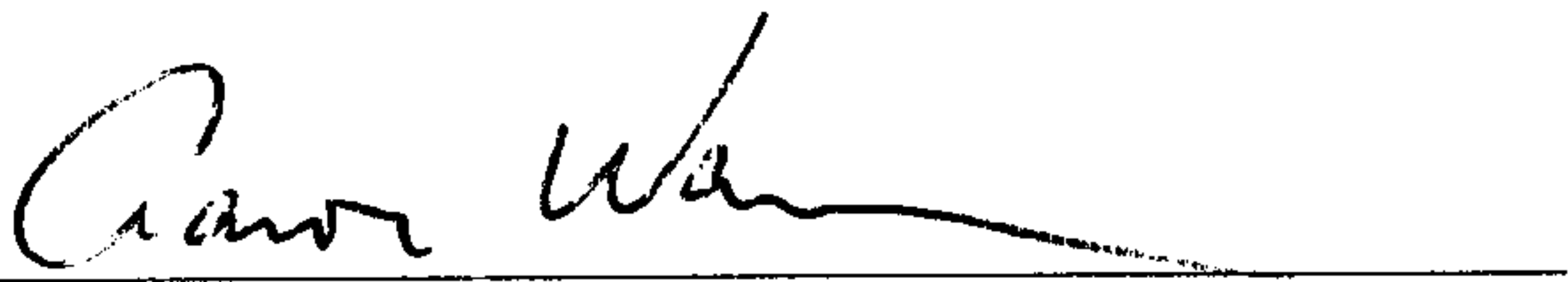
Commence at the Southwest corner of Section 24, Township 20 South, range 3 West, Shelby County, Alabama; thence run Easterly along the Section Line a distance of 1336.32 feet; thence left Northwesterly 107 deg. 03 min. 29 sec. a distance of 1133.69 feet to the point of beginning; thence continue Northwesterly along the same course a distance of 155.07 feet; thence left westerly 89 deg. 07 min. 22 sec. a distance of 353.39 feet to the easterly right of way of U.S. Highway No. 31; thence left Southeasterly 104 deg. 56 min. 55 sec. a distance of 152.56 feet along said Easterly right of way; thence left easterly 74 deg. 53 min. 45 sec. a distance of 359.05 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto IB Property Holdings, LLC, its successors/heirs and assigns forever; subject, however, to the statutory rights of redemption from said

foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, IB Property Holdings, LLC , has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 23rd day of October, 2007.

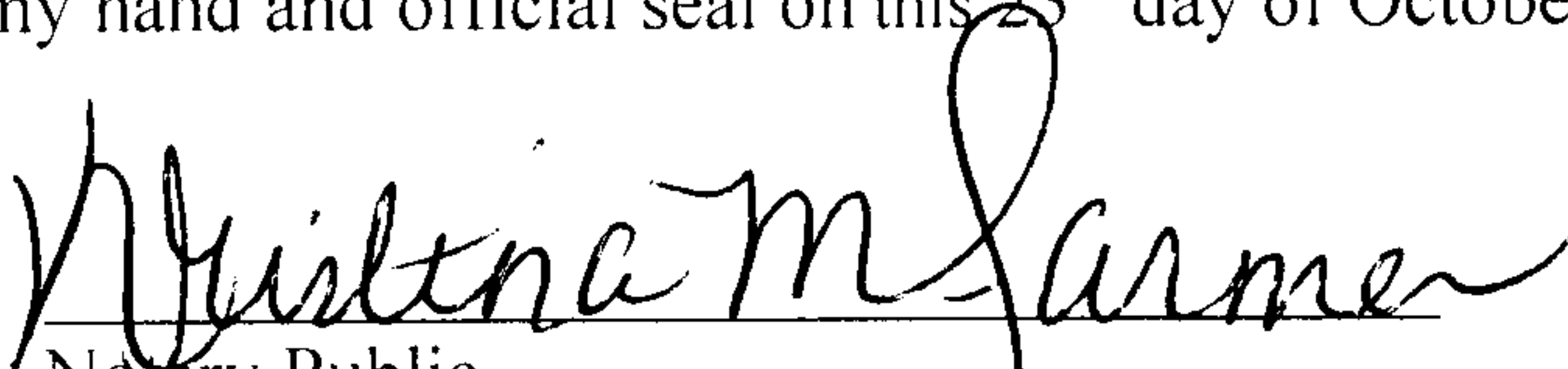
IB Property Holdings, LLC

By: 
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, whose name as auctioneer and attorney-in-fact for IB Property Holdings, LLC , is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and official seal on this 23rd day of October, 2007.


Notary Public
My Commission Expires: MY COMMISSION EXPIRES MAY 1, 2011

This instrument prepared by:
Cynthia W. Williams
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727