

STATE OF ALABAMA
JEFFERSON COUNTY

This instrument prepared by:
Gary S. Olshan
P O Box 131145, Birmingham, AL 35213

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten and no/100 dollars (\$10.00) the receipt and sufficiency of which is hereby acknowledged and the forbearance from foreclosure of that mortgage executed by Miravilla Properties LLC, (hereinafter referred to as Grantor) to Omni National Bank dated Oct. 6, 2006 and recorded in Instrument #20061012000506300 in the Probate Office of ~~Jefferson~~ ^{Shelby} County, Alabama in the amount of \$61,400.00, the undersigned Grantor does grant, bargain, sell and convey unto Omni National Bank the following described real estate situated in ~~Jefferson~~ ^{Shelby} County, Alabama to-wit:

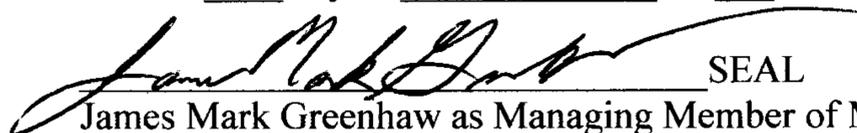
Lot No. 37, as shown on the entitled "Property Line Map, Siluria Mills prepared by Joseph A. Miller, Reg. Civil Engineer on Oct. 5, 1965 and being more particularly described as follows: Commence at the intersection of the southerly right of way line of 3rd Ave. West and the westerly right of way line of Cotten St. and said right of way lines as shown on the map of Dedication of Streets and Easements, Town of Siluria, Alabama: thence Southeasterly along the right of way line of Cotten St. for 210.00 feet to the point of beginning; thence continue Southeasterly along the right of way line of Cotten St. for 95 .00 feet; thence 89°50'30" right and run Southwesterly for 156.68 feet: thence 90°12'31" right and run Southwesterly for 156.68 feet; thence 90°12'31" right and northwesterly for 95.00 feet; thence 89°47'29" right and run Northwesterly for 156.60 to the point of beginning.

There shall be no merger of title into Omni National Bank of the above referenced mortgage and the within title and Omni National Bank reserves the right and ability to foreclose the above referenced mortgage in order to clear title to the within property.

TO HAVE AND TO HOLD unto the said Omni National Bank., its successor and assigns forever;

And said GRANTOR do for themselves, their heirs, successors and assigns covenant with Omni National Bank, its successors and assigns that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it and its successors and assigns shall warrant and defend the same to the same Omni National Bank., its successors, and assigns forever, against the lawful claims of all persons and/or entities.

IN WITNESS WHEREOF, the said GRANTOR have caused this conveyance to be executed this the 13 day of Dec, 2007.

 SEAL
James Mark Greenhaw as Managing Member of Miravilla Properties LLC

STATE OF ALABAMA
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I, Gary S Olshan, a Notary Public in and for said County in said State, hereby certify that James Mark Greenhaw whose name is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same with full authority as managing member of MiraVilla Properties LLC voluntarily on the same date on behalf of Miravilla Properties LLC.

Given under my hand and seal this 13 day of Dec, 2007.

Notary Public:  / my commission expires: 8-24-09
Send tax notice to: Gary S. Olshem


20071226000578240 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/26/2007 03:10:47PM FILED/CERT