

Send Tax Notice To:  
BankTrust  
PO Box 799  
Selma, AL 36702

STATE OF ALABAMA     )  
SHELBY COUNTY    )

### FORECLOSURE DEED

WHEREAS, BankTrust, formerly The Peoples Bank & Trust Company (the "Mortgagee"), was on April 30, 2008, the owner and holder of the following described mortgage and the debt secured thereby: mortgage executed by Farmingdale Homes, LLC (the "Mortgagor"), to the Mortgagee on, September 27, 2006, which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20061019000518180, (the "Mortgage"); and

WHEREAS, the Mortgage provided that if the Mortgagor should fail to pay the debt secured by the Mortgage, or any part of said debt, when it became due, the Mortgagee was authorized, at its option, to declare said debt immediately due and payable in full, and to take possession of the mortgaged property, and to sell the same at public outcry, after notice as provided in the Mortgage; and

WHEREAS, the Mortgagor failed to pay said debt when it became due, whereupon the Mortgagee declared said debt immediately due and payable in full; and

WHEREAS, on April 30, 2008, at 11:00 A.M., the real estate hereinafter described, being the real estate described in the Mortgage, was offered for sale, before the courthouse door of Shelby County, Alabama, to the highest bidder for cash, after giving notice of the time, place and terms of such sale, as required by the Mortgage, by advertisement in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, in the issues of said paper of April 9, 2008; April 16, 2008 and April 23, 2008; and

WHEREAS, at such sale, which was conducted by the undersigned auctioneer, in all respects in accordance with the provisions of the Mortgage, BankTrust became the purchaser of said real estate being the highest and best bidder therefor, at and for the price of One Hundred Fifty-Two Thousand One Hundred Fifty Dollars (\$152,150.00).

NOW, THEREFORE, in consideration of the premises, and in order to evidence said sale, the Mortgagor acting by and through the undersigned auctioneer as attorney in fact, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto BankTrust the following described real estate, being the real estate described in and conveyed by the Mortgage, the same lying and being in Shelby County, Alabama.

Lot 31, according to the Survey of Farmingdale Estates, Sector 2,  
As recorded in Map Book 35, Page 130, in the Office of the Judge  
Of Probate of Shelby County, Alabama.

This conveyance is subject to:

- i) All easements, restrictions and encumbrances of record, and
- ii) Any and all equitable or statutory rights of redemption.

TO HAVE AND TO HOLD to BankTrust, its successors and assigns, in fee  
simple forever.

IN WITNESS WHEREOF, the name of the Mortgagor has been hereunto affixed  
by the undersigned auctioneer as attorney in fact, on this 30<sup>th</sup> day of April, 2008.

BANKTRUST

By Barbara W. Amick  
as auctioneer and as attorney in fact  
for BankTrust

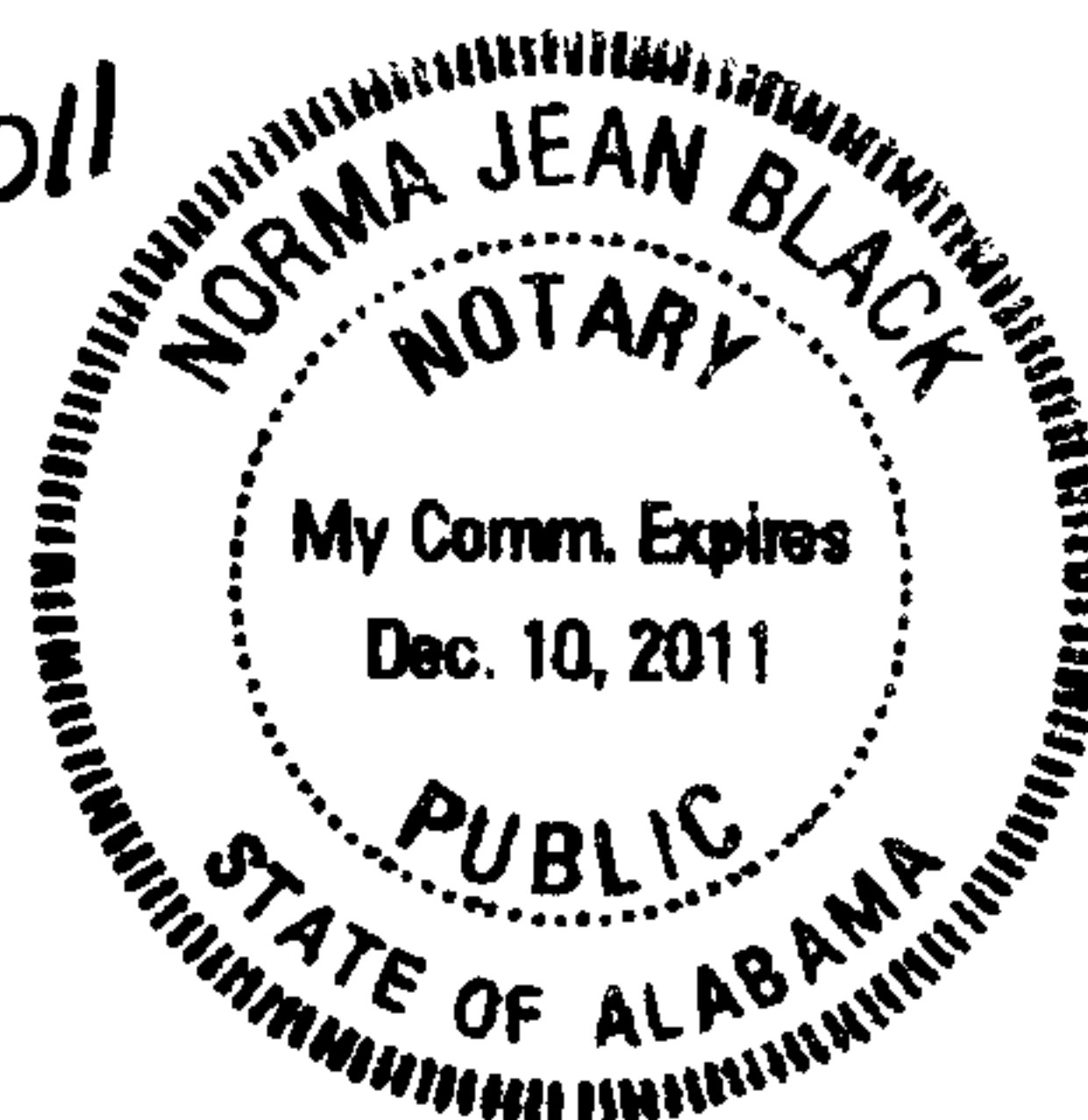
STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, a Notary Public in and for said County in said State, hereby certify that Barbara W. Amick, whose name as attorney in fact for BankTrust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she, in her capacity as such attorney in fact, executed the same voluntarily on the date the same bears date.

In witness whereof, I have hereunto set my hand and official seal, on the 30th day of April, 2008.

Norma Jean Black  
Notary Public

My Commission Expires: 12-10-2011  
AFFIX SEAL





## CERTIFICATE OF THE MORTGAGE OWNER

The undersigned, Martha Cleveland, an authorized representative and agent for BankTrust, does hereby certify that Barbara W. Amick, who acted as auctioneer in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed by BankTrust as auctioneer for the purpose of making said sale and conveyance.

Dated this 30<sup>th</sup> day of April, 2008.

BANKTRUST

By Martha Cleveland

Its Authorized Representative and Agent

This instrument prepared by:

David B. Anderson  
Anderson & Associates, LLC  
Financial Center  
505 North 20<sup>th</sup> Street, Suite 1450  
Birmingham, Alabama 5203  
(205) 324-1230