

THIS INSTRUMENT PREPARED BY:

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Post Office Box 306
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SEND TAX NOTICE TO:

Compass Bank
Attn: Carl Scott
P. O. Box 4444
Houston, TX 77210

STATE OF ALABAMA)

SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: B. Hulsey Company, L.L.C. did, to-wit, (i) on the 26th day of May, 2004, execute a mortgage to Compass Bank, which mortgage is recorded as Instrument Number 20040617000328250 in the Office of the Judge of Probate of Shelby County, Alabama, (ii) on the 1st day of October, 2004, execute a mortgage to Compass Bank, which mortgage is recorded as Instrument Number 20041013000566140 in the Office of the Judge of Probate of Shelby County, Alabama, and (iii) on the 19th day of June, 2006, execute a mortgage to Compass Bank, which mortgage is recorded as Instrument Number 20060623000301630 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgages and the said Compass Bank did declare all of the indebtedness secured by said mortgages due and payable and did give due and proper notice of the foreclosure of said mortgages, in accordance with the terms thereof, by publication in the *Shelby County Reporter*, newspaper of general circulation published in Shelby County, Alabama, in its issues of April 30, May 7, and May 14, 2008; and

WHEREAS, on the 23rd day of May, 2008, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Compass Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County Courthouse in Columbiana, Alabama, the property hereinafter described, to-wit:

Parcel I:

W 1/2 of the E 1/2 of the SW 1/4 of the SW 1/4, Section 24 and all North of Florida Short Route Highway of W 1/2 of E 1/2 of NW 1/4 of NW 1/4, Section 25. Said parcel situated in Township 19, Range 1 W in Shelby County, Alabama.

Parcel II:

E 1/2 of E 1/2 of W 1/2 of SW 1/4 of SW 1/4, Section 24 and all North of Florida Short Route Highway of E 1/2 of E 1/2 of W 1/2 of NW 1/4 of NW 1/4, Section 25. Said parcel situated in Township 19, Range 1 W, Shelby County, Alabama.

LESS & EXCEPT Lots 16; 17; 18; 36; 5; 32; 25; 20; 3; 19; 21; 23; and 24, according to the Survey of Greenbriar Place, as recorded in Map Book 36, Page 4, in the Probate Office of Shelby County, Alabama.

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgages was the bid of Compass Bank in the amount of Six Hundred Forty Two Thousand Five Hundred and 00/100 Dollars \$642,500.00, which sum was offered to be credited against the indebtedness secured by said mortgages, and said property was thereupon sold to the said Compass Bank; and

WHEREAS, Paul H. Greenwood conducted said sale on behalf of B. Hulsey Company, L.L.C. and Compass Bank; and

WHEREAS, said mortgages expressly authorized the person conducting the 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 bid of Six Hundred Forty Two Thousand Five Hundred and 00/100 Dollars \$642,500.00, B. Hulsey Company, L.L.C., acting by and through Compass Bank, transferee or mortgagee, by and through the said Paul H. Greenwood, as auctioneer and the person conducting the sale on behalf of the mortgagee or transferee of said mortgages, does hereby grant, bargain, sell and convey unto Compass Bank, the following real estate situated in Shelby County, Alabama, to-wit:

Parcel I:

W 1/2 of the E 1/2 of the SW 1/4 of the SW 1/4, Section 24 and all North of Florida Short Route Highway of W 1/2 of E 1/2 of NW 1/4 of NW 1/4, Section 25. Said parcel situated in Township 19, Range 1 W in Shelby County, Alabama.

Parcel II:

E 1/2 of E 1/2 of W 1/2 of SW 1/4 of SW 1/4, Section 24 and all North of Florida Short Route Highway of E 1/2 of E 1/2 of W 1/2 of NW 1/4 of NW 1/4, Section 25. Said parcel situated in Township 19, Range 1 W, Shelby County, Alabama.

LESS & EXCEPT Lots 16; 17; 18; 36; 5; 32; 25; 20; 3; 19; 21; 23; and 24, according to the Survey of Greenbriar Place, as recorded in Map Book 36, Page 4, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Compass Bank, its successors and assigns forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem, and any taxes which may be due.

IN WITNESS WHEREOF, the said Compass Bank has caused this instrument to be executed by Paul H. Greenwood, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Paul H. Greenwood has executed this instrument in his capacity as such auctioneer on May 23, 2008.

[Signatures follow on Page 3]

B. Hulsey Company, L.L.C.
Mortgagor

By: Compass Bank
Mortgagee or Transferee of Mortgagee

By: Paul H. Greenwood
Paul H. Greenwood, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee
of Mortgagee

Compass Bank
Mortgagee

By: Paul H. Greenwood

Its: Attorney

Paul H. Greenwood
Paul H. Greenwood, as Auctioneer and the person
conducting said sale for the Mortgagee

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Paul H. Greenwood, whose name as Auctioneer and the person conducting said sale for the Mortgagee and Transferee of the Mortgagee 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, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee, and with full authority, executed this instrument voluntarily on the day that bears the same date.

Given under my hand this 23rd day of May, 2008.

Wanda K. Kincaid
Notary Public

My Commission Expires:

2/19/09

[NOTARY SEAL]