

This instrument prepared by:
R. Shan Paden
PADEN & PADEN, P. C.
5 Riverchase Ridge
Hoover, Alabama 35244

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That heretofore on, to-wit: the 7th day of December, 2005, Blazer Group, L.L.C., an Alabama limited liability company, (hereinafter referred to as the "Mortgagor", whether one or more), executed and delivered a mortgage in the amount of FOUR HUNDRED FIFTY-NINE THOUSAND TWO HUNDRED and NO/100 DOLLARS (\$459,200.00), on property hereinafter described to CADENCE BANK, N. A. which said mortgage is recorded in Instrument No. 20051212000641110 in the Probate Office of Shelby County, Alabama; and

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

WHEREAS, Mortgagor did fail and default in the payment of the indebtedness described in and secured by said mortgage and said indebtedness did thereby become in default and said mortgage was therefore subject to foreclosure, and

WHEREAS, the said Mortgagee, upon default in the payment of the said indebtedness, did declare the entire indebtedness due and payable and elected to foreclose said mortgage, and

WHEREAS, Mortgagee did give said written notice as required by said mortgage and did thereafter advertise and give notice of the sale of said real estate under the terms and conditions of said mortgage by advertising notice of the time, place and terms of sale in the SHELBY COUNTY REPORTER, a newspaper of general circulation published in Shelby County, Alabama, said notice appearing in said newspaper once a week for three (3) successive weeks in its issues of May 7, 14, & 21, 2008, and which said notices, among other things, stated that said real estate, describing it, would be sold at public auction to the highest bidder for cash during the legal hours of sale on June 2, 2008, at the Shelby County Courthouse, 112 North Main Street, Columbiana, AL 35051, and

WHEREAS, on the 2nd day of June, 2008, within the legal hours of sale at the Shelby County Courthouse, in the City of Columbiana, Shelby County, Alabama, the day on which the foreclosure was due to be held under the terms of said notice, said real estate was offered for sale at public auction by R. Shan Paden who was and is the Attorney for Mortgagee and acted as auctioneer in conducting said sale, and at said sale was sold to CADENCE BANK, N. A. for the sum of THREE HUNDRED NINETY-NINE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS (\$399,750.00), which sum was offered to be credited on the indebtedness secured by said mortgage, said amount being the highest, best and last bid offered for said real estate, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the premises and the credit of THREE HUNDRED NINETY-NINE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS (\$399,750.00), CADENCE BANK, N. A., as Mortgagee, by and through R. Shan Paden, as auctioneer conducting said sale, does hereby grant,

bargain, sell and convey unto CADENCE BANK, N. A., the following-described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:

Lot 1, according to the Map and Survey of Mountaintop Farms, as recorded in Map Book 12, Page 9, in the Probate Office of Shelby County, Alabama. Said Lot also described as follows: The West ½ of the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama.

SUBJECT TO:

A non-exclusive easement for ingress and egress across Lot 2, as shown on map of Mountaintop Farms, as recorded in Map Book 12, Page 9, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

A non-exclusive easement for ingress and egress along the following described private road. Commence at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 20 South, Range 4 West, thence run Easterly along the North line of said 1/4-1/4 86.14 feet to a point in the centerline of South Shades Crest Road; thence run 41 degrees 29 minutes 03 seconds left and run Northeasterly along the centerline of said South Shades Crest Road 121.40 feet to the point of beginning of a 50 foot easement lying 25 feet on either side of the following described centerline; from the point of beginning thus obtained, thence turn 90 degrees right from the last described course and run Southeasterly 21.36 feet to the point of beginning of a curve to the right having a central angle of 41 degrees 20 minutes 07 seconds and a radius of 175 feet, thence run along the arc of said curve 126.25 feet to the end of said curve; thence continue along the tangent if extended of the last described curve and run Southerly 310.00 feet; thence turn 59 degrees 24 minutes 23 seconds left and run Southeasterly 106.75 feet; thence turn 122 degrees 58 minutes 39 seconds right and run Southwesterly 101.62 feet; thence turn 6 degrees 47 minutes 56 seconds left and run Southwesterly 86.02 feet; thence turn 22 degrees 10 minutes 32 seconds left and run Southwesterly 170.37 feet; thence turn 33 degrees 09 minutes 18 seconds left and run Southwesterly 299.31 feet; thence turn 20 degrees 19 minutes 51 seconds left and run Southeasterly 97.03 feet; thence turn 30 degrees 33 minutes 48 seconds left and run Southeasterly 228.82 feet; thence turn 13 degrees 50 minutes 14 seconds right and run Southeasterly 256.11 feet; thence turn 11 degrees 34 minutes 07 seconds right and run Southeasterly 303.94 feet, thence turn 33 degrees 07 minutes 52 seconds left and run Southeasterly 470.97 feet, thence turn 14 degrees 01 minutes 19 seconds left and run Southeasterly 147.58 feet; thence turn 25 degrees 58 minutes 43 seconds left and run Northeasterly 229.75 feet, thence turn 56 degrees 03 minutes 32 seconds right and run Southeasterly 282.28 feet; thence turn 36 degrees 15 minutes 43 seconds left and run Southeasterly 96.10 feet; thence turn 127 degrees 53 minutes 07 seconds right and run Southwesterly 217.29 feet; thence turn 42 degrees 04 minutes 11 seconds left and run Southwesterly 299.69 feet, thence turn 18 degrees 44 minutes 57 seconds left and run Southerly 43.99 feet to the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 22, said point being 30 feet West of the Southeast corner of said 1/4-1/4 Section, said point also being the end of said easement, located in Jefferson County, Alabama.

PARCEL II:

Lot 2, according to the Map and Survey of Mountaintop Farms, as recorded in Map Book 12, Page 9, in the Probate Office of Shelby County, Alabama

Said Lot also described as follows: The East half or the Northwest Quarter of the Northeast Quarter of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama.

ALSO

A non-exclusive easement for ingress and egress along the following described private road: Commence at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 22, Township 20 South, Range 4 West, thence run Easterly along the North line of said Quarter-Quarter 86.14 feet to a point in the centerline of South Shades Crest Road; thence turn 41 degrees 29 minutes 03 seconds left and run Northeasterly along the centerline of said South Shades Crest Road 121.40 feet to the point of beginning of a 50 foot easement lying 25 feet on either side of the following described centerline, from the point of beginning thus obtained, thence turn 90 degrees right from the last described course and run Southeasterly 21.36 feet to the point of beginning of a curve to the right having a central angle of 41 degrees 20 minutes 07 seconds and a radius of 175 feet; thence run along the arc of said curve 126.25 feet to the end of said curve; thence continue along the tangent if extended of the last described curve and run Southerly 310.0 feet; thence turn 59 degrees 24 minutes 23 seconds left and run Southeasterly 106.75 feet; thence turn 122 degrees 58 minutes 39 seconds right and run Southwesterly 101.62 feet; thence turn 6 degrees 47 minutes 56 seconds left and run Southwesterly 86.02 feet, thence turn 22 degrees 10 minutes 32 seconds left and run Southwesterly 170.37 feet; thence turn 33 degrees 09 minutes 18 seconds left and run Southwesterly 299.31 feet, thence turn 20 degrees 19 minutes 51 seconds left and run Southeasterly 97.03 feet; thence turn 30 degrees 33 minutes 48 seconds left and run Southeasterly

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TO HAVE AND TO HOLD the above-described property unto CADENCE BANK, N. A. its successors and assigns forever, as fully and as completely as I could and ought to convey the same, as such attorney and auctioneer aforesaid, under and by virtue of the power of authority vested in me as such attorney and auctioneer by the terms of said mortgage, subject, however, to statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said CADENCE BANK, N. A., as Mortgagee, by R. Shan Paden, attorney and as auctioneer conducting said sale caused these presents to be executed on this the 2nd day of June, 2008.

BLAZER GROUP, L. L. C.
MORTGAGOR

By: CADENCE BANK
MORTGAGEE

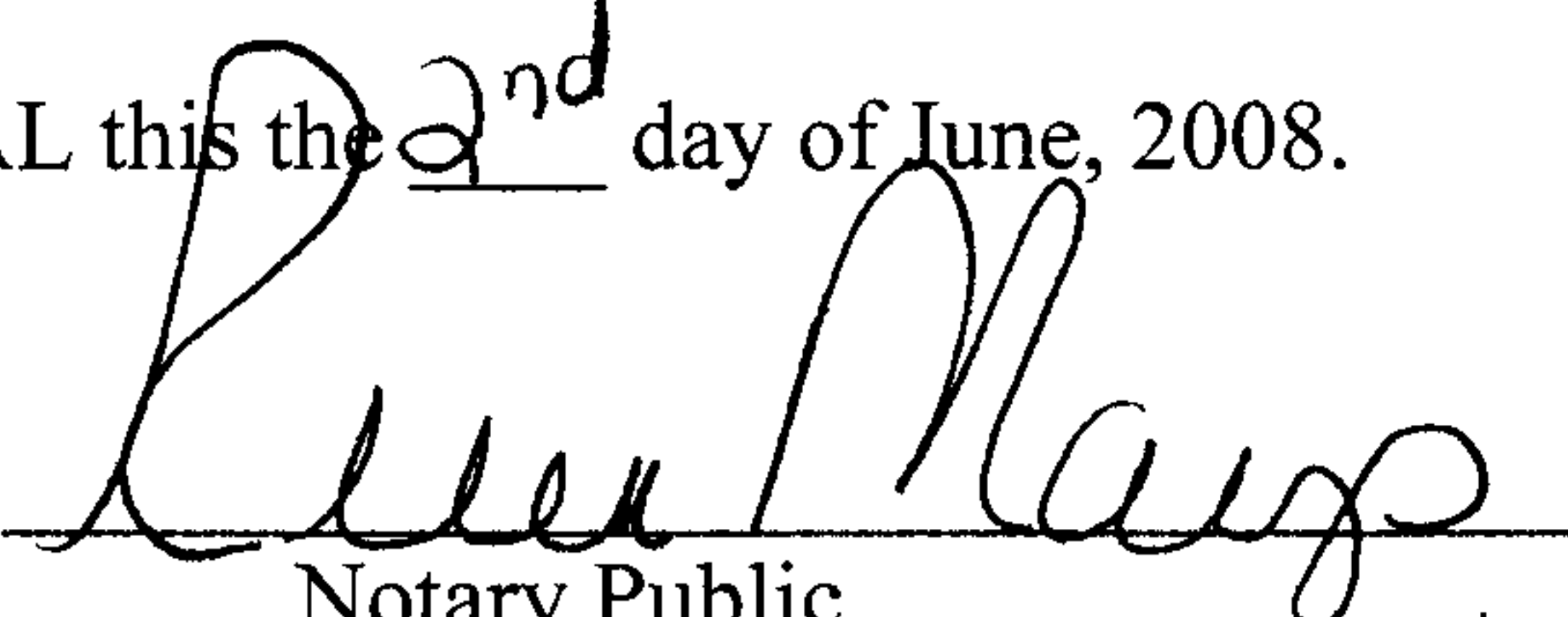
BY: ,
R. Shan Paden, As Attorney and Auctioneer

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. Shan Paden, whose name as auctioneer and person conducting the sale described in the above and foregoing conveyance for the said CADENCE BANK, N. A., 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 the conveyance, he, in his capacity as such auctioneer and person making the said sale, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL this the 2nd day of June, 2008.

(SEAL)


Notary Public
My commission expires: 12/20/08

