

**INSTRUMENT WAS PREPARED BY:**

Richard P. Carmody  
Adams and Reese, LLP  
2100 3<sup>rd</sup> Avenue North  
Suite 1100  
Birmingham, Alabama 35203.

**SEND TAX NOTICE TO:**

Eagle Mortgage Company, Inc.  
Charles A. Mohler, Vice President  
3910 Pecos McLeod #A-100  
Las Vegas, Nevada 89121

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

**MORTGAGE FORECLOSURE DEED**  
**(Sale to Mortgagee)**

**KNOW ALL MEN BY THESE PRESENTS**, that whereas, heretofore on September 14, 2007, Blackhawk Estates of Alabaster, LLC, a Nevada limited liability company ("Mortgagor") executed a certain mortgage ("Mortgage") to Eagle Mortgage Company, Inc., a Nevada corporation dba EMCI, Inc. in Alabama ("Eagle"), on property hereinafter described, which said Mortgage is recorded at Instrument Number 20071017000482660 in the Office of the Judge of Probate of Shelby County, Alabama. The Mortgage indebtedness was subsequently assigned to ALABASTER IRREVOCABLE TRUST and NASSAR BINAFAARD (collectively "Mortgagee"). Eagle is the duly appointed agent of Mortgagee.

WHEREAS, by the terms of said Mortgage, default matured the entire indebtedness secured thereby, and thereupon Eagle was empowered and authorized, after giving notice of the time, place and terms of sale once a week for three (3) consecutive weeks in a newspaper of general circulation published in Shelby County, Alabama, to sell said property at public outcry to the highest bidder for cash from the front door of the County Courthouse for Shelby County, Alabama, at which sale ALABASTER IRREVOCABLE TRUST and NASSAR BINAFAARD, were authorized to bid, and if the highest bidder therefor, to become the purchaser of the said property; and

WHEREAS, default was made under the terms of the Mortgage, and, Eagle, as agent for the Mortgagee, 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 June 4<sup>th</sup>, June 11<sup>th</sup>, June 18<sup>th</sup>, 2008; and

WHEREAS, on June 25, 2008, the day on which the foreclosure was due to be held under the terms of said notice during the legal hours of sale, said foreclosure was duly conducted and EAGLE MORTGAGE COMPANY, INC., a Nevada corporation, as agent for and on behalf of Mortgagee, did offer for sale and sell at public outcry in front of the main entrance of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Richard P. Carmody was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for EAGLE MORTGAGE COMPANY, INC., a Nevada corporation, and Mortgagee; and



WHEREAS, ALABASTER IRREVOCABLE TRUST and NASSAR BINAFAARD, a married man, were the highest and best bidders for said property with its bid of TEN THOUSAND AND NO/100 Dollars (\$10,000.00).

NOW, THEREFORE, in consideration of the premises and the sum of TEN THOUSAND AND NO/100 Dollars (\$10,000.00), EAGLE MORTGAGE COMPANY, INC. a Nevada corporation, ALABASTER IRREVOCABLE TRUST and NASSER BINAFAARD, a married man, by and through Richard P. Carmody, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto ALABASTER IRREVOCABLE TRUST and NASSER BINAFAARD, a married man, the following described property situated in Shelby County, Alabama:

Commencing at a railroad nail found at the Northeast corner of Section 25 Township 21 South Range 3 West, thence South 48 degrees 40 minutes 40 seconds East a distance of 749.02 feet to capped iron set, which is the point of beginning; thence South 80 degrees 28 minutes 09 seconds East for a distance of 954.51 feet to capped iron set; thence North 72 degrees 44 minutes 28 seconds East for a distance of 1451.47 feet to capped iron set; thence South 23 degrees 36 minutes 05 seconds East for a distance of 4276.41 feet to capped iron found; thence North 88 degrees 39 minutes 09 seconds West for a distance of 493.87 feet to a one - inch pipe found; thence North 88 degrees 30 minutes 24 seconds West for a distance of 1331.50 feet to capped iron set; thence South 52 degrees 08 minutes 09 seconds West for a distance of 743.40 feet to capped iron set; thence North 88 degrees 59 minutes 41 seconds West for a distance of 819.80 feet to capped iron set; thence North 32 degrees 49 minutes 48 seconds West for a distance of 684.03 feet to capped iron set; thence North 12 degrees 48 minutes 21 seconds West for a distance of 3121.24 feet to capped iron set; thence North 31 degrees 00 minutes 16 seconds East for a distance of 493.88 feet to a capped iron set; point said being the point of beginning. Said property contained in Section 30 Township 21 South Range 2 West in Shelby County, Alabama.

Less And Except:

A parcel of land situated in the Southeast quarter of Section 30, Township 21 South, Range 2 West Shelby County, Alabama being more particularly described by metes and bounds as follows; Begin at the Northeast corner of the Southwest quarter of the Southeast quarter of said Section 30 and run North 88 degrees 19 minutes 12 seconds West along the North line of said quarter-quarter Section for a distance of 1332.02 feet to the Northwest corner of said quarter-quarter Section; thence leaving said North line run North 00 degrees 59 minutes 15 seconds West for a distance of 70.08 feet; thence run South 86 degrees 19 minutes 12 seconds East for a distance of 184.22 feet; thence run South 79 degrees 11 minutes 22 seconds East for a distance of 100.83 feet; thence run South 88 degrees 19 minutes 12 seconds East for a distance of 245.79 feet; thence run North 80 degrees 52 minutes 03 seconds East for a distance of 185.46 feet; thence run North 74 degrees 49 minutes 58 seconds East for a distance of 132.20 feet; thence run South 62 degrees 56 minutes 46 seconds East for a distance of 84.50 feet; thence run South 77 degrees 26 minutes 46 seconds East for a distance of 206.42 feet; thence run North 76 degrees 16 minutes 10 seconds East for a distance of 167.92 feet; thence run North 88 degrees 23



Range 3 West, as recorded in Map Book 5, Page 32, in the Probate Office of Shelby County, Alabama.

All lying and being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described properties unto ALABASTER IRREVOCABLE TRUST and NASSER BINAFAARD, a married man.

IN WITNESS WHEREOF, ALABASTER IRREVOCABLE TRUST and NASSER BINAFAARD, as Mortgagee, by their agent, EAGLE MORTGAGE COMPANY, INC., a Nevada corporation, have caused these presents to be executed by and through EAGLE MORTGAGE COMPANY, INC., a Nevada corporation, and by and through the undersigned auctioneer conducting said sale, both duly authorized on this the 30th day of June, 2008.

ALABASTER IRREVOCABLE TRUST and  
NASSAR BINAFAARD, a married man, by their agent,  
EAGLE MORTGAGE COMPANY, INC., a Nevada  
corporation

By: Richard P. Carmody  
Richard P. Carmody, Attorney and Auctioneer

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in the aforesaid County in said State, hereby certify that Richard P. Carmody, whose name as Attorney and Auctioneer for ALABASTER IRREVOCABLE TRUST and NASSAR BINAFAARD, a married man, 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, as such Attorney and with full authority, executed the same voluntarily for and as the act of said parties.

Given under my hand and official seal this the 30th day of June, 2008.

My Commission Expires:

4-30-09

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NOTARY PUBLIC