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Shelby Cnty Judge of Probate, AL
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INSTRUMENT WAS PREPARED BY:

Richard P. Carmody
Adams and Reese, LLP
2100 3rd 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

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore on June 6, 2007, Blackhawk Estates of Alabaster, LLC, a Nevada limited liability company ("Mortgagor") executed a certain mortgage ("Mortgage") to Eagle Mortgage Company, Inc. ("Eagle"), a Nevada corporation, on property hereinafter described, which said Mortgage is recorded at Instrument Number 20070611000272530 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 May 21st, May 28th, June 4th, and June 25th, 2008 (continuation notice); 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 FOUR MILLION AND NO/100 Dollars (\$4,000,000.00).

NOW, THEREFORE, in consideration of the premises and the sum of FOUR MILLION AND NO/100 Dollars (\$4,000,000.00), 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:

PARCEL I:

Beginning at the northeast corner of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama, thence S 01 17' 35" E along the east line of Section 25 for a distance of 2693.45 feet to an iron rod; thence N 86 44' 16" W for a distance of 1330.10 feet to an axle; thence N 00 59' 44" W for a distance of 2685.71 feet to a railroad rail; thence S 87 01' 38" E for a distance of 1315.60 feet to a railroad rail and the point of Beginning.

PARCEL II:

Beginning at a 2" iron pipe at the SW Corner of Section 30, Township 21 South, Range 2 West, thence N 01 26' 39" W and along the west line of Section 30 a distance of 2662.65 feet to an iron pipe; thence N 01 17' 35" W and along the west line of Section 30 a distance of 2693.45 feet to a railroad rail; thence S 88 47' 05" E and along the north line of Section 30 a distance of 2651.12 feet to a railroad rail; thence S 88 49' 08" E and along the north line of Section 30 a distance of 168.58 feet to a rebar; thence S 23 36' 05" E a distance of 177.10 feet to a capped iron; thence S 72 44' 28" W a distance of 1451.47 feet to a capped iron; thence N 80 28' 09" W a distance of 954.51 feet to a capped iron; thence S 31 00' 16" W a distance of 493.88 feet to a capped iron; thence S 12 48' 21" E a distance of 3121.24 feet to a capped iron; thence S 32 49' 48" E a distance of 684.03 feet to a capped iron; thence S 88 59' 41" E for a distance of 819.80 feet to a capped iron; thence N 52 08' 09" E a distance of 743.40 feet to a grader blade; thence S 01 8' 51" E a distance of 666.99 feet to a 1/2 " iron pipe; thence N 88 59' 41" W a distance of 1339.11 feet to a grader blade; thence S 01 29' 34" E a distance of 655.00 feet to a rebar; thence N 88 22' 54" W a distance of 1291.41 feet to a 1/2" iron pipe; thence S 00 10' 25" E a distance of 427.40 feet to a 1/2" iron pipe; thence N 81 14' 04" W and along the northerly right-of-way of Shelby County Road 12 a distance of 51.31 feet to a 1/2" iron pipe; thence N 00 05' 25" W a distance of 421.07 feet; to the point and place of Beginning.

PARCEL III:

Lot 1-A and 2-A, according to the Map of Spain Estates, in Section 25, Township 21 South,

minutes 16 seconds East for a distance of 67.98 feet; thence run South 01 degree 36 minutes 44 seconds East for a distance of 109.23 feet to the Point of Beginning.

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

Holly H. Hain
NOTARY PUBLIC