

THIS INSTRUMENT PREPARED BY:

Paul Greenwood, Esq.
Balch & Bingham LLP
Post Office Box 306
Birmingham AL 35201-0306

SEND TAX NOTICE TO:

Compass Bank
Attn: Jim Smith
8080 N. Central Expressway, Suite 370
Dallas, TX 75206

STATE OF ALABAMA)

SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: Clark-Edwards, LLC, did, to-wit, on the 7th day of November, 2005, execute a mortgage to Compass Bank, which mortgage is recorded in Instrument Number 20051114000593750 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 mortgage and the said Compass Bank did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, 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 July 30, August 6, and August 13, 2008; and

WHEREAS, on the 22nd day of August, 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 the City of Columbiana, Alabama, the property hereinafter described, to-wit:

TRACT TWO:

Lots 145, 146, 156, 157, 158, 159, 162, 163, 165, 166, 168, 169, 172, 173, 178, 179 and 193, all according to the map or plat of survey of the Amended Map of Old Ivy Subdivision, Phase 1, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", as recorded in Map Book 11, Page 26, as said Amended Map is recorded in Document No. 20051026000557920 and Map Book 36, Page 5-A and Page 5-B, in the Office of the Judge of Probate of Shelby County, Alabama.

Lots 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 134, 135, 136, 137, 139, 140, 141 and 144, all according to the map or plat of survey of Old Ivy Subdivision, Phase 2, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", recorded in Document No. 20051027000561200 and Map Book 36, Page 6-A and Page 6-B, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Compass Bank in the amount of FOUR HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$ 450,000.00), which sum was offered to be credited against the indebtedness secured by said mortgage, and said property was thereupon sold to the said Compass Bank; and

WHEREAS, Paul H. Greenwood conducted said sale on behalf of Clark-Edwards, LLC and Compass Bank; and

WHEREAS, said mortgage 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 FOUR HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$ 450,000.00), Clark-Edwards, LLC, acting by and through Compass Bank, Mortgagee or Transferee of 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 Mortgagee, does hereby grant, bargain, sell and convey unto Compass Bank, the following real estate situated in Shelby County, Alabama, to-wit:

TRACT TWO:

Lots 145, 146, 156, 157, 158, 159, 162, 163, 165, 166, 168, 169, 172, 173, 178, 179 and 193, all according to the map or plat of survey of the Amended Map of Old Ivy Subdivision, Phase 1, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", as recorded in Map Book 11, Page 26, as said Amended Map is recorded in Document No. 20051026000557920 and Map Book 36, Page 5-A and Page 5-B, in the Office of the Judge of Probate of Shelby County, Alabama.

Lots 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 134, 135, 136, 137, 139, 140, 141 and 144, all according to the map or plat of survey of Old Ivy Subdivision, Phase 2, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", recorded in Document No. 20051027000561200 and Map Book 36, Page 6-A and Page 6-B, in the Office of the Judge of Probate 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 August 22, 2008.

[Signatures follow on Page 3]



20080822000339640 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/22/2008 03:50:21PM FILED/CERT

Clark-Edwards, LLC
Mortgagor

By: Compass Bank
Mortgagee or Transferee of Mortgage

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 or Transferee of Mortgage

By: Paul H. Greenwood

Its: Attorney

Paul H. Greenwood
Paul H. Greenwood, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee
of 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 or 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 22nd day of August, 2008.

Wanda N. Kincaid
Notary Public

My Commission Expires:
2/19/09

[NOTARY SEAL]