

**THIS INSTRUMENT PREPARED BY:**

Paul H. 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:** Edwards Specialties, Inc. did, to-wit, on the 14th day of April, 2005, execute a mortgage to Compass Bank, which mortgage is recorded in Instrument No. 20050415000178300, in the Office of the Judge of Probate of Shelby County, Alabama, as modified by that certain mortgage modification agreement dated February 11, 2008, executed by Edwards Specialties, Inc. in favor of Compass Bank, recorded in Instrument No. 20080218000065230 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 Columbiana, Alabama, the property hereinafter described, to-wit:

Two parcels of land situated in Sections 18, 19, and 20, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

**PARCEL I:**

Commence at the NE corner of Section 19, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 01 degrees 12 minutes 28 seconds West along the East line of said Section for 325.93 feet to a point on the South right of way of County Road 16, said point also being the point of beginning; thence South 01 degrees 12 minutes 18 seconds West for 993.80 feet; thence South 01 degrees 15 minutes 47 seconds West for 264.04 feet; thence South 49 degrees 10 minutes 23 seconds East for 185.02 feet; thence South 52 degrees 34 minutes 10 seconds East for 108.79 feet; thence South 57 degrees 48 minutes 50 seconds East for 56.02 feet; thence South 61 degrees 54 minutes 57 seconds East for 86.19 feet; thence South 60 degrees 49 minutes 04 seconds East for 263.71 feet; thence South 01 degrees 37 minutes 27 seconds West for 666.65 feet; thence South 89 degrees 42 minutes 23 seconds West for 583.98 feet; thence South 01 degrees 05 minutes 07 seconds West for 480.00 feet; thence South 01 degrees 13 minutes 05 seconds West for 230.01 feet; thence South 01 degrees 18 minutes 03 seconds West for 1210.55 feet; thence North 89 degrees 53 minutes 00 seconds West for 1958.47 feet; thence North 89 degrees 45 minutes 46 seconds West for 131.69 feet; thence North 16 degrees 49 minutes 41 seconds East for 21.66 feet; thence North 73 degrees 47 minutes 13 seconds East for 82.72 feet; thence North 31 degrees 23 minutes 29 seconds East for 61.59 feet; thence South 84 degrees 34 minutes 54 seconds East for 91.11 feet; thence North 71 degrees 26 minutes 13 seconds East for 65.63 feet; thence North 03 degrees 02 minutes 51 seconds East for 21.82 feet; thence North 34 degrees 17 minutes 16 seconds West for 494.25 feet; thence North 73 degrees 17 minutes 16 seconds West for 1956.45 feet; thence North 01 degrees 13 minutes 04 seconds East for



950.99 feet; thence North 01 degrees 13 minutes 27 seconds East for 1410.45 feet; thence South 86 degrees 43 minutes 04 seconds East for 1328.86 feet; thence North 01 degrees 17 minutes 13 seconds East for 1327.71 feet; thence South 86 degrees 37 minutes 19 seconds East for 263.91 feet; thence South 86 degrees 38 minutes 53 seconds East for 1065.66 feet; thence South 01 degrees 07 minutes 16 seconds West for 659.86 feet; thence South 86 degrees 23 minutes 23 seconds East for 497.24 feet; thence South 01 degrees 09 minutes 34 seconds West for 660.78 feet; thence South 86 degrees 48 minutes 00 seconds East for 500.00 feet; thence North 01 degrees 15 minutes 39 seconds East for 1259.79 feet; thence South 48 degrees 28 minutes 03 seconds East on the chord of a curve to the left with a radius of 2265.00 feet and a delta angle of 10 degrees 51 minutes 36 seconds for a distance of 428.67 feet to the point of beginning.

SUBJECT to rights of way and easements of record.

LESS AND EXCEPT A PARCEL OF LAND SITUATED in the SE 1/4 of the SE 1/4 Section 19, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of Section 19, Township 22 South, Range 2 West said point also being the Point of Beginning; thence North 89 degrees 53 minutes 01 seconds West along the south line of said Section for 200.00 feet; thence North 45 degrees 42 minutes 31 seconds East for 285.75 feet to a point on the East line of said Section. Thence South 01 degrees 18 minutes 03 seconds West along east line of said Section for 200.00 feet to the Point of Beginning (Containing 0.46 acres).

PARCEL II:

Commence at the SE corner of Section 18, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 86 degrees 36 minutes 58 seconds West along the South line of said Section for 1152.06 feet to the point of beginning; thence North 86 degrees 34 minutes 19 seconds West for 174.93 feet; thence North 01 degrees 06 minutes 34 seconds East for 1655.36 feet; thence South 35 degrees 10 minutes 46 seconds East on the chord of a curve to the right with a radius of 1060.00 feet and a delta angle of 16 degrees 00 minutes 54 seconds for 295.32 feet; thence South 01 degrees 06 minutes 34 seconds West for a distance of 1424.40 feet to the point of beginning.

SUBJECT TO rights of way and easements of record.

CONTAINING IN THE AGGREGATE 342.80 ACRES MORE OR LESS.

TOGETHER WITH Borrower's/Grantor's interest in Sewer Tap Fees or Permits issued by the City of Calera; it being understood that as individual tracts or parcels are released from this Mortgage that Lender's interest in such Sewer Tap Fees or Permits for such tract or parcel are also being released by Lender.

PARCEL III:

A parcel of land situated partly in the Southwest quarter of Section 19 and partly in the Northeast quarter of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest Corner of the Northeast quarter of the Northeast quarter of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama; thence run North 89 degrees 16 minutes 55 seconds East along the North line of said Section 5 for a distance of 957.49 feet to the Point of



Beginning of the property hereon described; thence continue along the last described course for a distance of 773.04 feet to a point on the North line of Section 4, Township 24, Range 13 East; thence leaving said North line run South 03 degrees 54 minutes 20 seconds East for a distance of 809.69 feet; thence run North 87 degrees 20 minutes 23 seconds East for a distance of 1002.50 feet; thence run North 04 degrees 02 minutes 37 seconds West for a distance of 775.76 feet; thence run South 89 degrees 25 minutes 55 seconds West for a distance of 130.17 feet; thence run North 15 degrees 50 minutes 44 seconds East for a distance of 21.66 feet; thence run North 72 degrees 48 minutes 16 seconds East for a distance of 82.72 feet; thence run North 30 degrees 24 minutes 32 seconds East for a distance of 61.59 feet; thence run South 85 degrees 33 minutes 32 seconds East for a distance of 91.11 feet; thence run North 70 degrees 27 minutes 16 seconds East for a distance of 65.63 feet; thence run North 02 degrees 03 minutes 54 seconds East for a distance of 21.82 feet; thence run North 35 degrees 26 minutes 27 seconds West for a distance of 494.91 feet; thence run North 74 degrees 15 minutes 09 seconds West for a distance of 1273.23 feet; thence run South 23 degrees 56 minutes 45 seconds West for a distance of 990.06 feet to the POINT OF BEGINNING. Said parcel contains 1,932,757 square feet or 44.37 acres, more or less.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

LESS AND EXCEPT a parcel of land situated in the West half of Section 19, Township 22 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest corner of said Section 19; thence run South 87 degrees 27 minutes 39 seconds East along the North line of said Section 19 for a distance of 2659.31 feet; thence leaving said North line run South 00 degrees 05 minutes 26 seconds West for a distance of 1322.72 feet; thence run North 87 degrees 42 minutes 01 seconds West for a distance of 106.74 feet to the Point of Beginning of the property hereon described; thence continue along the last described course for a distance of 1227.08 feet; thence run South 00 degrees 14 minutes 21 seconds West for a distance of 1353.31 feet; thence run South 13 degrees 41 minutes 09 seconds West for a distance of 982.29 feet; thence run South 74 degrees 23 minutes 48 seconds East for a distance of 529.47 feet; thence run North 21 degrees 40 minutes 28 seconds East for a distance of 2583.54 feet to the POINT OF BEGINNING. Said parcel contains 1,946,144 square feet or 44.68 acres more or less.

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 ONE MILLION FIFTY THOUSAND and 00/100 Dollars (\$1,050,000.00), 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 Edwards Specialties, Inc. 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 ONE MILLION FIFTY THOUSAND and 00/100 Dollars (\$1,050,000.00), Edwards Specialties, Inc., 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:

Two parcels of land situated in Sections 18, 19, and 20, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

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**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 7]



20080822000339650 7/7 \$31.00  
Shelby Cnty Judge of Probate, AL  
08/22/2008 03:50:22PM FILED/CERT

Edwards Specialties, Inc.

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 or Transferee of Mortgagee

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]