


STATE OF ALABAMA  
COUNTY OF SHELBY

  
20080827000343720 1/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
08/27/2008 12:08:59PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to wit: June 31, 2005, REX B. HALL, a married man, executed a certain mortgage on property hereinafter described to PeachTree Bank, an Alabama Banking Corporation, which mortgage is recorded in the Probate Office of Shelby County, Alabama, in Book 0206, at Page 206; and

WHEREAS, in and by said mortgage the 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 property before the Court House door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three consecutive weeks prior to said sale, at public outcry for cash, to the highest bidder, 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, default was made in the payment of the indebtedness secured by said Mortgage, and the said Mortgagee, PeachTree Bank, did declare all of the indebtedness secured by said Mortgage subject to foreclosure as 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 August 6, 2008, August 13, 2008, and August 20, 2008; and

WHEREAS, on August 27, 2008, that 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 the said PeachTree Bank, as Mortgagee, did offer for sale and sell at public outcry, in front of the Court House door of Shelby County, Alabama, in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforesaid Mortgage was the bid of PeachTree Bank, whose address is P.O. Box 39, Maplesville, Alabama 36750, in the amount of \$ 178,881.39, and said property was thereupon sold to the said PeachTree Bank; and

WHEREAS, John E. Pilcher was the Auctioneer who conducted said

foreclosure sale and was the person conducting the sale for the said Mortgagee, PeachTree Bank; and

WHEREAS, said Mortgage expressly authorized the Auctioneer at said sale, for and in the name of the said Mortgagee, PeachTree Bank, and the said Mortgagor, REX B. HALL, to execute a good and sufficient deed to the purchaser, conveying the property therein described.

NOW, THEREFORE, in consideration of the premises and of the sum of \$ 158,881.39 cash, the receipt of which is hereby acknowledged, the said REX B. HALL, by and through John E. Pilcher, as Auctioneer conducting said sale, and as Attorney-in-Fact for REX B. HALL, and the said PeachTree Bank, as Mortgagee, by and through John E. Pilcher as Auctioneer conducting said sale, and as Attorney-in-Fact for said Mortgagee, and the said John E. Pilcher as Auctioneer conducting said sale, do hereby grant, bargain, sell, and convey unto the said PeachTree Bank the following described real estate and property situated in Shelby County, Alabama, to wit:

FOR A DESCRIPTION OF THE REAL ESTATE SEE EXHIBIT "A"

TO HAVE AND TO HOLD the above described property unto the said PeachTree Bank, its successors and assigns, forever; but SUBJECT, HOWEVER, to the statutory rights of redemption from said foreclosure sale in favor of all those entitled to redeem said property under the Laws of the State of Alabama or the United States of America.

IN WITNESS WHEREOF, REX B. HALL has caused this instrument to be executed by and through John E. Pilcher as Auctioneer conducting said sale, and as Attorney-in-Fact for all parties, separately, and PeachTree Bank, as Mortgagee, has caused this instrument to be executed by and through John E. Pilcher as Auctioneer conducting said sale and as Attorney-in-Fact, and John E. Pilcher as Auctioneer conducting said sale, has hereunto set his hand and seal, on August 27, 2008.

PEACHTREE BANK

BY: \_\_\_\_\_  
AS AUCTIONEER AND ATTORNEY IN FACT

\_\_\_\_\_  
AS AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA  
COUNTY OF DALLAS

REX B. HALL


BY: \_\_\_\_\_  
AS AUCTIONEER AND ATTORNEY  
IN FACT

I, the undersigned authority, a Notary Public in and for the



State of Alabama at Large, hereby certify that John E. Pilcher, whose name as Auctioneer conducting said sale is signed to the foregoing conveyance, and who signed the name of REX B. HALL, as Auctioneer and Attorney-in-Fact, and also who signed the name of PeachTree Bank, as Auctioneer and Attorney-in-Fact to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date, as the action of himself as Auctioneer and the person conducting the sale for the Mortgagee, PeachTree Bank, and for and as the act of said Mortgagee, and for and as the act of REX B. HALL, Mortgagor in the Mortgage referred to in the foregoing conveyance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on August 27, 2008.

  
NOTARY PUBLIC STATE  
OF ALABAMA AT LARGE

*(Commission expires 11-15-09)*

THIS INSTRUMENT PREPARED BY:  
JOHN E. PILCHER  
PILCHER & PILCHER, P.C.  
28 Broad Street - P.O. Box 1250  
Selma, Alabama 36701  
Telephone: (334)-872-6211

NOTE: The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

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EXHIBIT "A"

Commence at the southeast corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run North 00 degrees 00 minutes 00 seconds East for 1,290.03 feet to the south right-of-way of Shelby County Road Number 26; thence along said road North 83 degrees 49 minutes 46 seconds West for 270.97 feet; thence continue along said road North 83 degrees 49 minutes 46 seconds West for 86.01 feet to the point of beginning; from said point of beginning run South 79 degrees 00 minutes 29 seconds West for 22.80 feet to a flare on the southeastern intersection of Alabama Highway Number 119; thence run along said flare South 61 degrees 46 minutes 51 seconds West for 92.23 feet to the east right-of-way of Alabama Highway Number 119, being a concrete right of way marker; thence along said highway South 15 degrees 26 minutes 02 seconds West for 238.52 feet; thence leaving said road run South 84 degrees 07 minutes 31 seconds East for 136.08 feet; thence run North 06 degrees 12 minutes 47 seconds East for 18.15 feet; thence run North 83 degrees 47 minutes 14 seconds West for 10.00 feet; thence run North 06 degrees 12 minutes 46 seconds East for 20.92 feet; thence run South 83 degrees 47 minutes 14 seconds East for 10.00 feet; thence run North 06 degrees 12 minutes 47 seconds East for 254.46 feet to the point of beginning. Said parcel containing 0.699 acre, more or less.