

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on to-wit: the 17th day of December, 2002, Central Alabama Properties, LLC, an Alabama LLC, did execute a certain mortgage on property herein described to Wachovia Bank, National Association f/k/a SouthTrust Bank, which said mortgage is recorded as Document Number 20030127000047820 in the Office of the Judge of Probate of Shelby County, Alabama. Said mortgage was assigned to PrinsBank by document recorded as Document Number 20070212000065570 in the aforesaid Probate Office.

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 Courthouse door of the City of Columbiana, County of Shelby, State of Alabama, after giving notice of same 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 said mortgage, 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 the Mortgagee might bid at the sale and purchase the said property if the highest bidder therefore; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said PrinsBank did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to the 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 local circulation, published in Shelby County, Alabama, in its issues of September 10, September 17, and September 24, 2008; and,

WHEREAS, on the 1st day of October, 2008, the day on which the foreclosure sale was to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and PrinsBank did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described:

WHEREAS, Fran Clark, was the Auctioneer who conducted the said foreclosure sale and was the person conducting the sale for PrinsBank and PrinsBank, was the best and highest bidder in the amount of Fifty-Seven Thousand, Seven Hundred Seventy-Two and 57/100 (\$57,772.57) which sum of money is offered as credit on the indebtedness secured by said mortgage; and said property was thereunto sold to PrinsBank.

NOW, THEREFORE, in consideration of the premises and a credit in the amount of Fifty-Seven Thousand, Seven Hundred Seventy-Two and 57/100 (\$57,772.57) on the indebtedness secured by said mortgage, the Central Alabama Properties, LLC, and the said PrinsBank both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the PrinsBank, all its right, title, and interest in the following described property situated in Shelby County, Alabama, to-wit:

A tract of land situated in the SW ¼ of the NE ¼ of Section 3, Township 24 North, Range 12 East, more particularly described as follows: Commence at the Northeast corner of a lot heretofore sold to W.F. Fullman and the West right of way line of East Melton Street and run North along said right of way line for 250 feet to the point of beginning; thence continue along the last stated course for 129.16 feet to a point; thence turn 82 degrees 53 minutes to the left in a Westerly direction for 145.36 to a point; thence turn 97 degrees 07 minutes to the left in a Southerly direction for 150.58 feet to a point; thence turn 91 degrees 21 minutes 10 seconds to the left and run in an Easterly direction for 144.28 feet to the point of beginning.

The real property or its address is commonly known as 170 Melton Street A&B, Montevallo, AL 35115.

TO HAVE AND TO HOLD the above described property unto PrinsBank, their successors and assigns, forever, subject however to the Statutory Rights of Redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of


Alabama, and further subject to Federal Tax Liens, Special Assessments, if any, any and all matters of record and the mortgage hereinabove mentioned.

IN WITNESS WHEREOF, PrinsBank, has caused this instrument to be executed by and through Fran Clark, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee and in witness whereof has hereunto set his hand and seal on this the 1st day of October, 2008.

Central Alabama Properties, LLC, Mortgagor

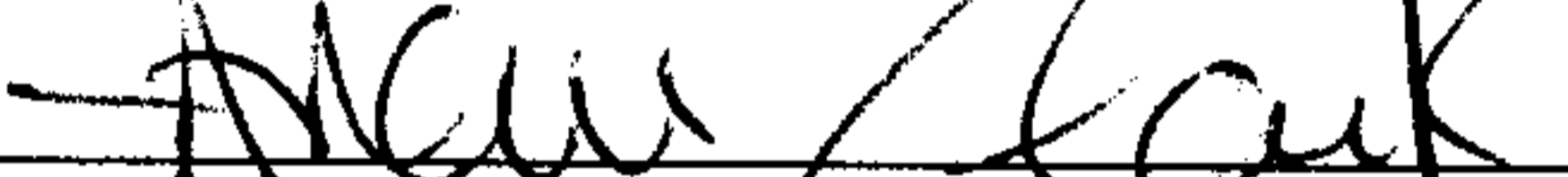
BY: PrinsBank


Mortgagee or Transferee of Mortgagee

BY: 
Fran Clark, as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee

PrinsBank

Mortgagee or Transferee of Mortgagee

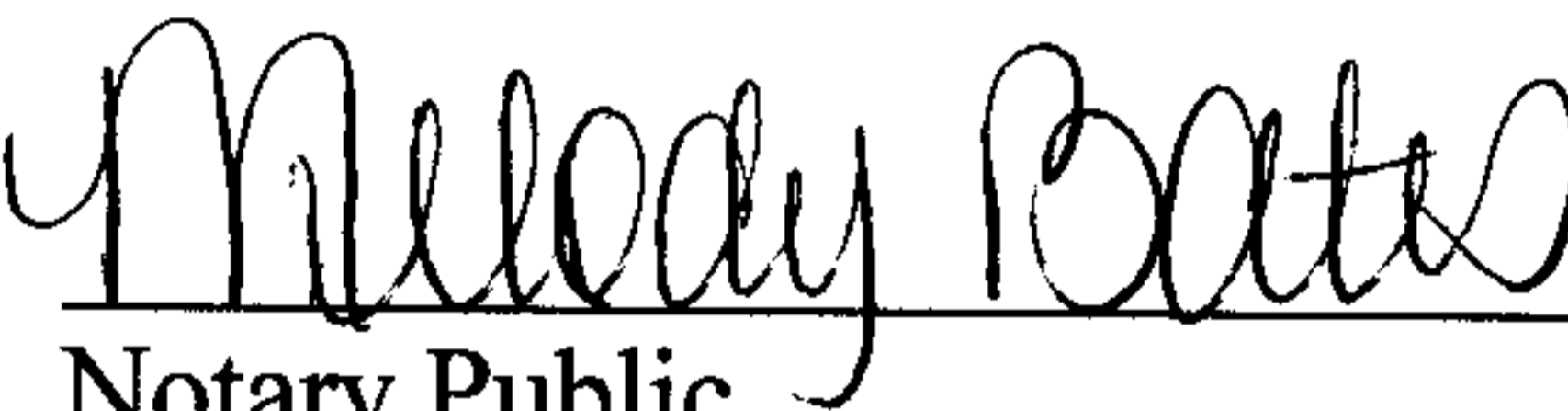
BY: 
Fran Clark, as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee

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**STATE OF ALABAMA
COUNTY OF MADISON**

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Fran Clark, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of the Mortgagee, PrinsBank and whose name is signed to the foregoing conveyance in this capacity and who is known to me and 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 on himself as Auctioneer and the person conducting the same for PrinsBank with full authority and as the actions PrinsBank as Mortgagee, in the mortgage referred to in the foregoing deed.

Given under my hand and official seal, this the 1st day of October, 2008.



Notary Public

My Commission Expires:

MY COMMISSION EXPIRES 07-27-2011

This instrument Prepared by:

Wolfe, Jones, Boswell,

Wolfe, Hancock & Daniel, L.L.C.

BY: Gary P. Wolfe

905 Bob Wallace Avenue, Suite 100

Huntsville, Alabama 35801

(256) 534-2205



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Shelby Cnty Judge of Probate, AL
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