

**FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that, whereas, heretofore on to-wit: the 4<sup>th</sup> day of October, 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 20021022000518640 in the Office of the Judge of Probate of Shelby County, Alabama. Said mortgage was assigned to PrinsBank by document recorded as Document Number 20070212000065580 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 1<sup>st</sup> 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 Sixty-Nine Thousand, Eight Hundred Seventy-Nine and 07/100 (\$69,879.07) 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 Sixty-Nine Thousand, Eight Hundred Seventy-Nine and 07/100 (\$69,879.07) 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:

**LOT 1, ACCORDING TO THE AMENDED MAP OF GOLDWIRE, RECORDED IN MAP BOOK 5, PAGE 64, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**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 1<sup>st</sup> day of October, 2008.

**Central Alabama Properties, LLC, Mortgagor**  
BY: PrinsBank



Mortgagee or Transferee of Mortgagee

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

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

**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 1<sup>st</sup> day of October, 2008.

Melody Bates  
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  
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Shelby Cnty Judge of Probate, AL  
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