

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that, whereas, heretofore on to-wit: the 28<sup>th</sup> day of October, 2005, Edwards Specialties, Inc., did execute a certain mortgage on property herein described to North Alabama Bank, which said mortgage is recorded as Document Number 20051031000563900 in the Office of the Judge of Probate of Shelby County, Alabama.

**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 North Alabama Bank 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 February 11, February 18 and February 25, 2009; and,

**WHEREAS**, on the 10<sup>th</sup> day of March, 2009, 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 North Alabama Bank did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described:

**WHEREAS**, Robert W. Wolfe, was the Auctioneer who conducted the said foreclosure sale and was the person conducting the sale for North Alabama Bank and North Alabama Bank, was the best and highest bidder in the amount of One Million, Six Hundred Fifty-Five Thousand, Six Hundred Seventy-Eight and 25/100 (\$1,655,678.25) which sum of money is offered as credit on the indebtedness secured by said mortgage; and said property was thereunto sold to North Alabama Bank.

**NOW, THEREFORE**, in consideration of the premises and a credit in the amount of One Million, Six Hundred Fifty-Five Thousand, Six Hundred Seventy-Eight and 25/100 (\$1,655,678.25) on the indebtedness secured by said mortgage, the said Edwards Specialties, Inc., and the said North Alabama Bank 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 North Alabama Bank, all its right, title, and interest in the following described property situated in Shelby County, Alabama, to-wit:

**A parcel of land situated in the Southwest quarter of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:**

**Commence at the Northwest corner of said Section and thence run South along the West of line for a distance of 2649.75 feet to the Northwest corner of the Northwest one-quarter of the Southwest one-quarter and the POINT OF BEGINNING; thence turn a deflection angle of 88 degrees 39 minutes 37 seconds to the left and run in an Easterly direction along the North line of said quarter-quarter for a distance of 2668.52 feet to the Northeast corner of the Northeast one-quarter of the Southwest one-quarter; thence turn an interior angle of 91 degrees 38 minutes 00 seconds to the left and run in a Southerly direction along the East line of said quarter-quarter for a distance of 830.39 feet; thence turn an interior angle of 88 degrees 04 minutes 13 seconds to the left and**



run in a Westerly direction for a distance of 464.87 feet; thence turn an interior angle of 271 degrees 21 minutes 04 seconds to the left and run in a Southerly direction for a distance of 551.12 feet to a point on the Northernmost right of way line of Mission Hills Road (right of way varies); thence turn an interior angle of 83 degrees 09 minutes 24 seconds to the left and run in a Westerly direction along said right of way for a distance of 185.54 feet to the point of commencement of a curve to the left, said curve having a radius of 3859.72 feet, a central angle of 10 degrees 22 minutes 00 seconds, a chord distance of 697.40 feet; thence run along arc of said curve and along said right of way for a distance of 698.35 feet; thence run along a line tangent to said curve along said right of way for a distance of 419.95 feet to the point of commencement of a curve to the right said curve having a radius of 5690.20 feet, a central- angle of 04 degrees 03 minutes 00 seconds, a chord distance of 402.13 feet; thence run along arc of said curve and along said right of way for a distance of 402.22 feet; thence run along a line tangent to said curve and along said right of way for a distance of 502.26 feet to a point on the West line of Section 22; thence turn an interior angle of 90 degrees 48 minutes 42 seconds to the left and run in a Northerly direction along the West line of said Section for a distance of 1409.03 feet to the POINT OF BEGINNING. Said parcel contains 3,419,647 square feet or 78.50 acres more or less.

Which property was subsequently subdivided as Maple Ridge Subdivision by Plat Map dated September 18, 2006 and filed in the Office of the Judge of Probate of Shelby County, Alabama on September 18, 2006 as Document Number 20060918000462770 and recorded in Map Book 37, Page 87.

**LESS AND EXCEPT:**

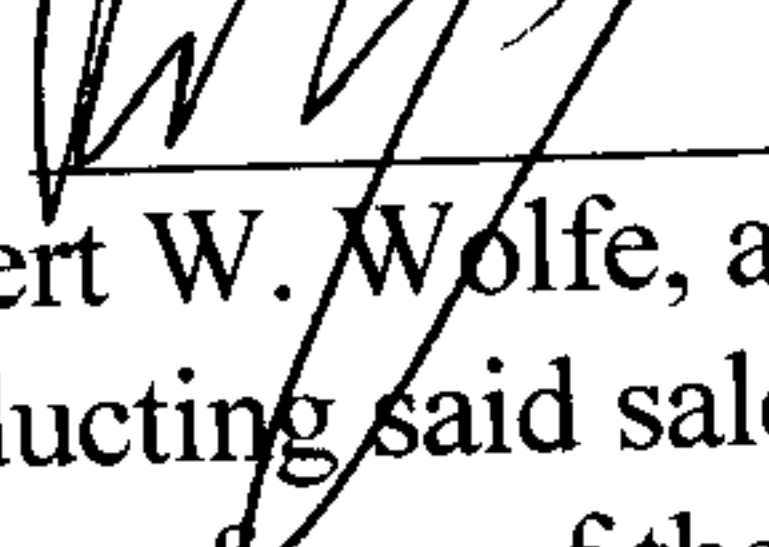
Lots 8, 6, 11, 14, 17, 18, 20, 21, 22, 23, 24, 33, 34 and 35 according to the Map of Maple Ridge Subdivision recorded in Map Book 37, Page 87 in the Office of the Judge of Probate of Shelby County, Alabama.

**TO HAVE AND TO HOLD** the above described property unto North Alabama Bank, 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.

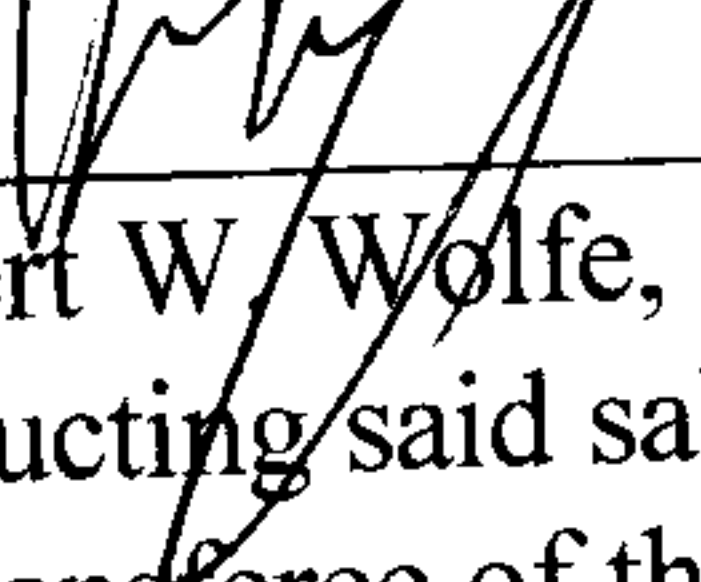
**IN WITNESS WHEREOF**, North Alabama Bank, has caused this instrument to be executed by and through Robert W. Wolfe, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee and in witness whereof has hereunto set his hand and seal on this the 10<sup>th</sup> day of March, 2009.

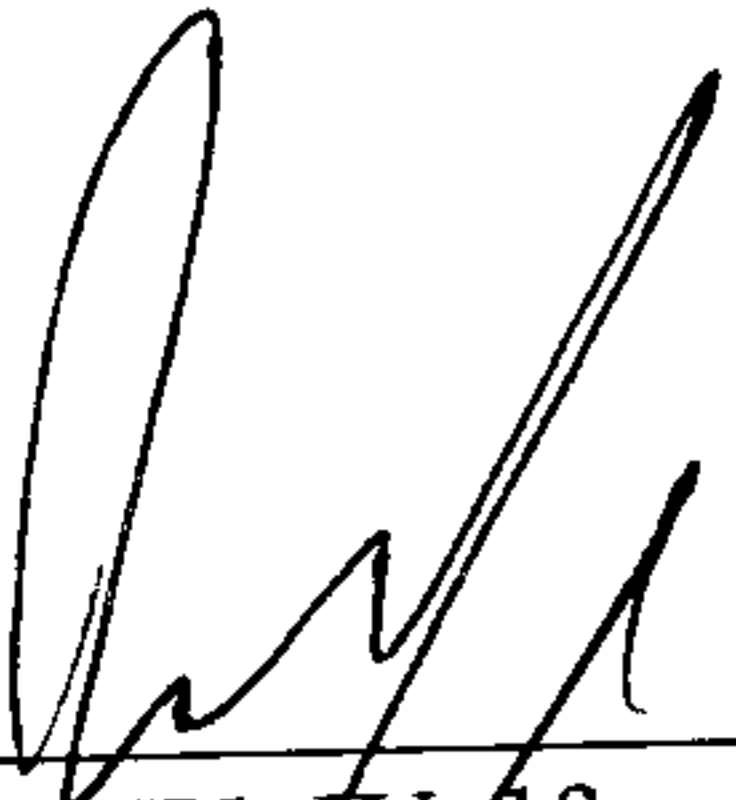
**Edwards Specialties, Inc., Mortgageor**

BY: North Alabama Bank  
Mortgagee or Transferee of Mortgagee

BY:   
Robert W. Wolfe, as Auctioneer and the person  
conducting said sale for Mortgagee  
or Transferee of the Mortgagee

**North Alabama Bank**  
Mortgagee or Transferee of Mortgagee

BY:   
Robert W. Wolfe, as Auctioneer and the person  
conducting said sale for Mortgagee  
or Transferee of the Mortgagee

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Robert W. Wolfe, as Auctioneer and the person  
conducting said sale for Mortgagee  
or Transferee of the Mortgagee

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert W. Wolfe, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of the Mortgagee, North Alabama Bank 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 North Alabama Bank with full authority and as the actions North Alabama Bank as Mortgagee, in the mortgage referred to in the foregoing deed.

Given under my hand and official seal, this the 10<sup>th</sup> day of March, 2009.

 5/10/2010  
Notary Public  
My Commission Expires:

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This instrument Prepared by:

William M. Hancock  
**Wolfe, Jones, Boswell,**  
**Wolfe, Hancock & Daniel, L.L.C.**  
905 Bob Wallace Avenue, Suite 100  
Huntsville, Alabama 35801