


Send Tax Notice To:
BankTrust
P. O. Box 799
Selma, AL 36702

STATE OF ALABAMA)
SHELBY COUNTY)


20090513000179990 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
05/13/2009 11:09:12 AM FILED/CERT

FORECLOSURE DEED

WHEREAS, BankTrust, formerly The Peoples Bank & Trust Company (the "Mortgagee"), was on the date hereof, the owner and holder of the following described mortgage and the debt secured thereby: mortgage executed by Shaw Oil Company, Inc. (the "Mortgagor"), to the Mortgagee on June 24, 2005, which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument 20050624000314230 (the "Mortgage"); and

WHEREAS, the Mortgage provided that if the Mortgagor should fail to pay the debt secured by the Mortgage, or any part of said debt, when it became due, the Mortgagee was authorized, at its option, to declare said debt immediately due and payable in full, and to take possession of the mortgaged property, and to sell the same at public outcry, after notice as provided in the Mortgage; and

WHEREAS, the Mortgagor failed to pay said debt when it became due, whereupon the Mortgagee declared said debt immediately due and payable in full; and

WHEREAS, on May 13, 2009, at 11:00 a.m., the real estate hereinafter described, being the real estate described in the Mortgage, was offered for sale, before the courthouse door of Shelby County, Alabama, to the highest bidder for cash, after giving notice of the time, place and terms of such sale, as required by the Mortgage, by advertisement in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, in the issues of said paper of April 22, 2009, April 29, 2009 and May 6, 2009; and

WHEREAS, at such sale, which was conducted by the undersigned auctioneer, in all respects in accordance with the provisions of the Mortgage, BankTrust became the purchaser of said real estate being the highest and best bidder therefor, at and for the price of One Hundred Fifty One Thousand Two Hundred Dollars (\$151,200.00).

NOW, THEREFORE, in consideration of the premises, and in order to evidence said sale, the Mortgagor acting by and through the undersigned auctioneer as attorney in fact, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto BankTrust the following described real estate, being the real estate described in and conveyed by the Mortgage, the same lying and being in Shelby County, Alabama.

Lots 3 and 5, according to the Survey of Cinque Terre Subdivision
as recorded in Map Book 28, Page 86, in the Probate Office of
Shelby County, Alabama.

Situated in Shelby County, Alabama.

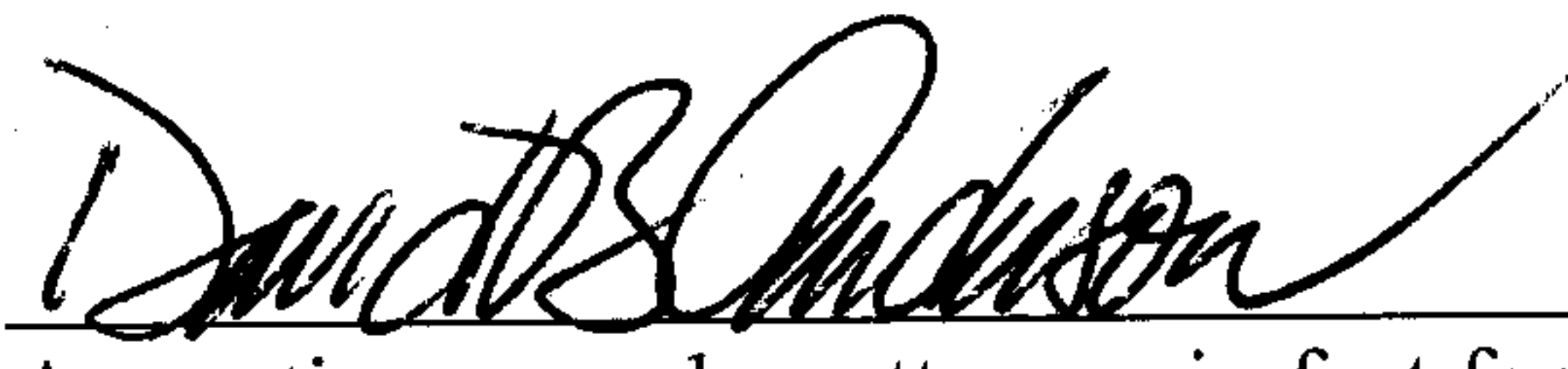
This conveyance is subject to:

- i) All easements, restrictions and encumbrances of record, and
- ii) Any and all equitable or statutory rights of redemption.

TO HAVE AND TO HOLD to BankTrust, its successors and assigns, in fee
simple forever.

IN WITNESS WHEREOF, the name of the Mortgagor has been hereunto affixed
by the undersigned auctioneer as attorney in fact, on this 13th day of May, 2009.

BANKTRUST

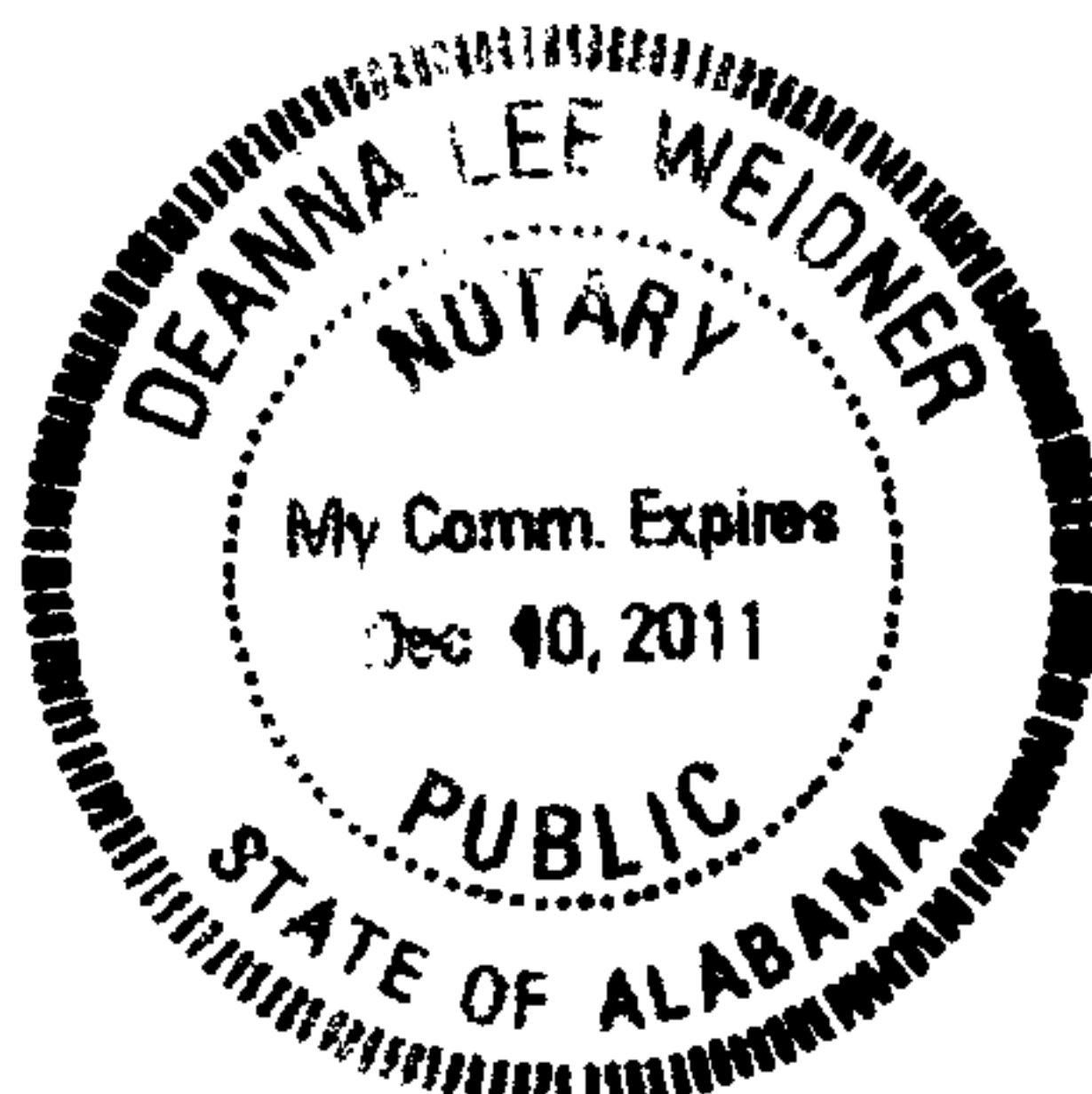
By: 
As auctioneer and as attorney in fact for
BankTrust

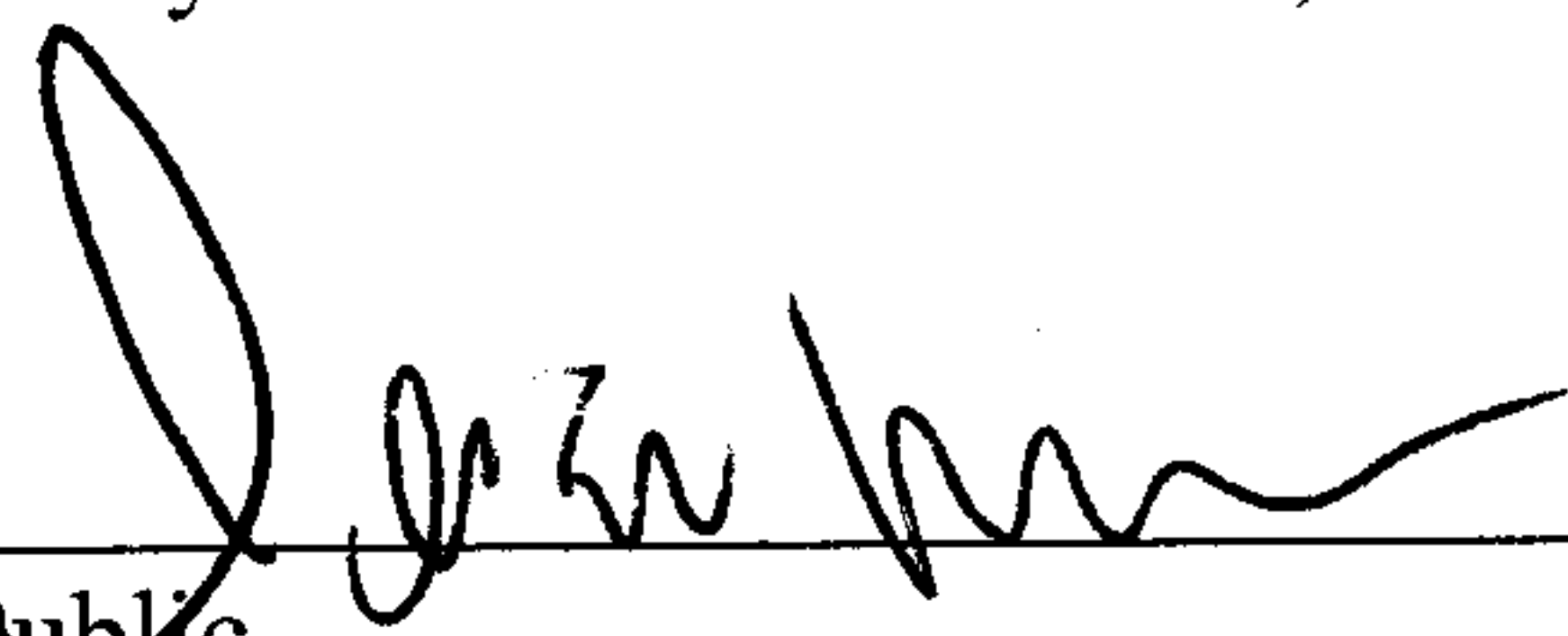
STATE OF ALABAMA)
SHELBY COUNTY)

I, a Notary Public in and for said County in said State, hereby certify that David B. Anderson, whose name as attorney in fact for BankTrust, 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 attorney in fact, executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, on the 13th day of May, 2009.

AFFIX SEAL




Notary Public

My Commission Expires: Dec. 10, 2011

CERTIFICATE OF THE MORTGAGE OWNER

The undersigned, Jeff Harrison, an authorized representative and agent for BankTrust, does hereby certify that David B. Anderson, who acted as auctioneer in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed by BankTrust as auctioneer for the purpose of making said sale and conveyance.

Dated this 13th day of May, 2009.

BANKTRUST

By: Jeff Harrison
Its Authorized Representative and Agent

This instrument prepared by:

David B. Anderson
Anderson & Associates, LLC
Financial Center
505 North 20th Street, Suite 1450
Birmingham, Alabama 35203-4635
(205) 324-1230