

THIS INSTRUMENT PREPARED BY:

Damon P. Denney
Burr & Forman LLP
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Suite 3400
Birmingham, Alabama 35203
(205) 251-3000

Send Tax Notices to:

New South Federal Savings Bank
Attention: RCL OREO
510 Lorna Square
Birmingham, Alabama 35216

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

Windsor Parc, LLC, an Alabama limited liability company, ("WPLLC") executed a mortgage to New South Federal Savings Bank ("NSFSB") recorded in the Office of the Judge of Probate of Shelby County, Alabama, on May 18, 2007, as Instrument #20070518000232120 (the "Mortgage"). NSFSB is the present holder of the Mortgage.

WPLLC defaulted in the payment of the indebtedness secured by the Mortgage and NSFSB then declared all of the indebtedness secured by the Mortgage due and payable. In accordance with applicable law, NSFSB gave due and proper notice of the foreclosure of the Mortgage by publication in the *Shelby County Reporter*, a newspaper of general circulation published in Shelby County, Alabama in its issues of April 29, 2009, May 6, 2009, and May 13, 2009.

On May 19, 2009, during the legal hours of sale (the day and time on which the foreclosure sale was due to be held under the terms of said notice), NSFSB duly and properly conducted the foreclosure sale and offered for sale and sold at public outcry, at the main entrance of the Shelby County Courthouse in the City of Columbiana, Alabama, the real property hereinafter described (the "Property").

No cash bids were obtained for the Property at the foreclosure sale.

NSFSB bid a credit of One Hundred Eighty-Seven Thousand Eight Hundred Fourteen and 00/100ths Dollars (\$187,814.00) on the indebtedness secured by the Mortgage and the Property was sold to NSFSB.

THEREFORE, in consideration of a credit of One Hundred Eighty-Seven Thousand Eight Hundred Fourteen and 00/100ths Dollars (\$187,814.00) on the indebtedness secured by the Mortgage, WPLLC, acting by and through Damon P. Denney, the auctioneer and the person conducting the foreclosure sale for NSFSB, and NSFSB, by Damon P. Denney, as the auctioneer and the person conducting the foreclosure sale for NSFSB, do hereby transfer and convey unto NSFSB, subject to any unpaid real property ad valorem taxes, the Property more fully described as follows:

LOT 1854, ACCORDING TO THE SURVEY OF OLD CAHABA PHASE V, THIRD ADDITION, AS RECORDED IN MAP BOOK 37, PAGES 6A & 6B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the Property unto NSFSB, forever.

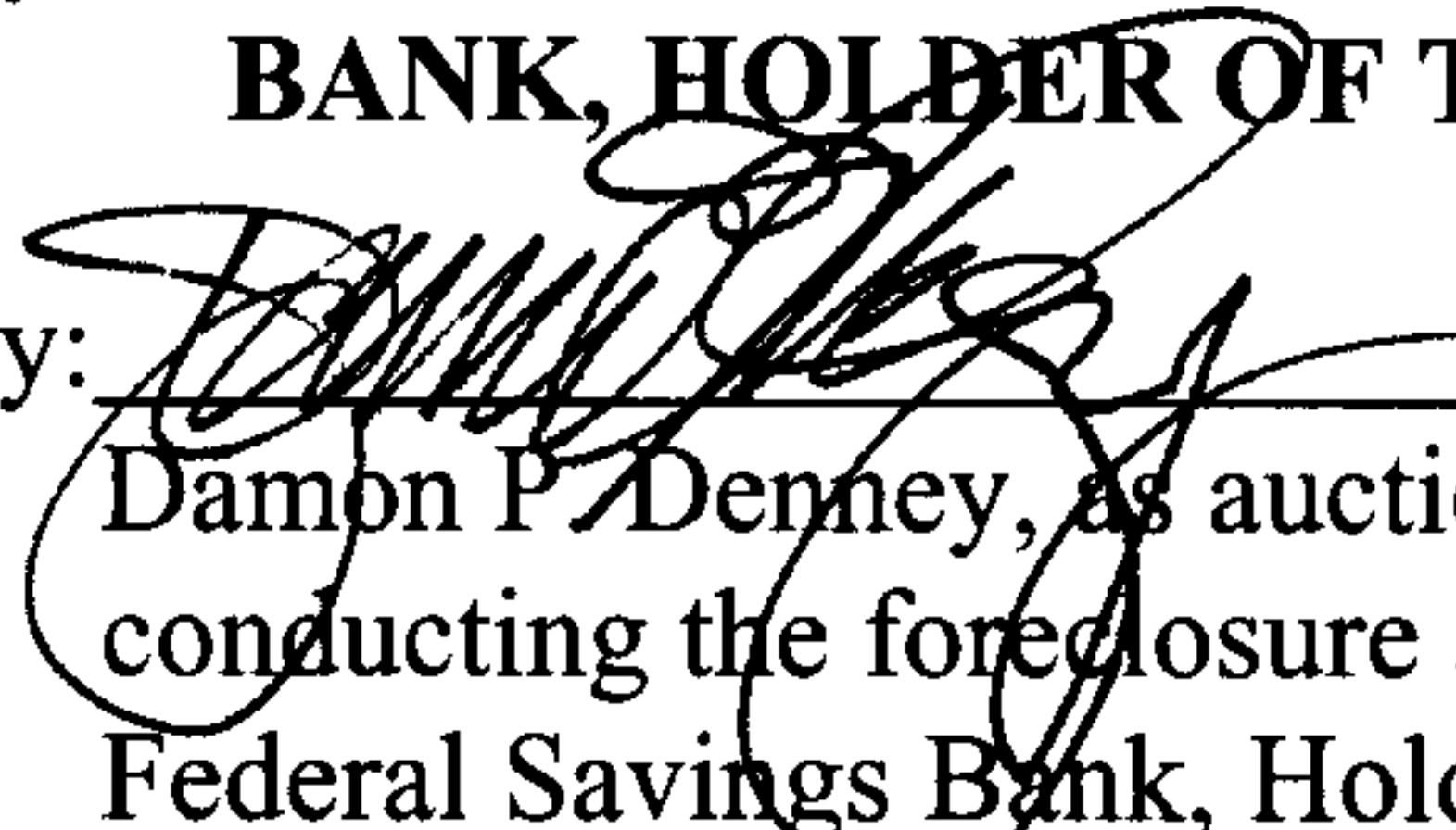


20090526000197120 2/2 \$15.00
 Shelby Cnty Judge of Probate, AL
 05/26/2009 01:24:03 PM FILED/CERT

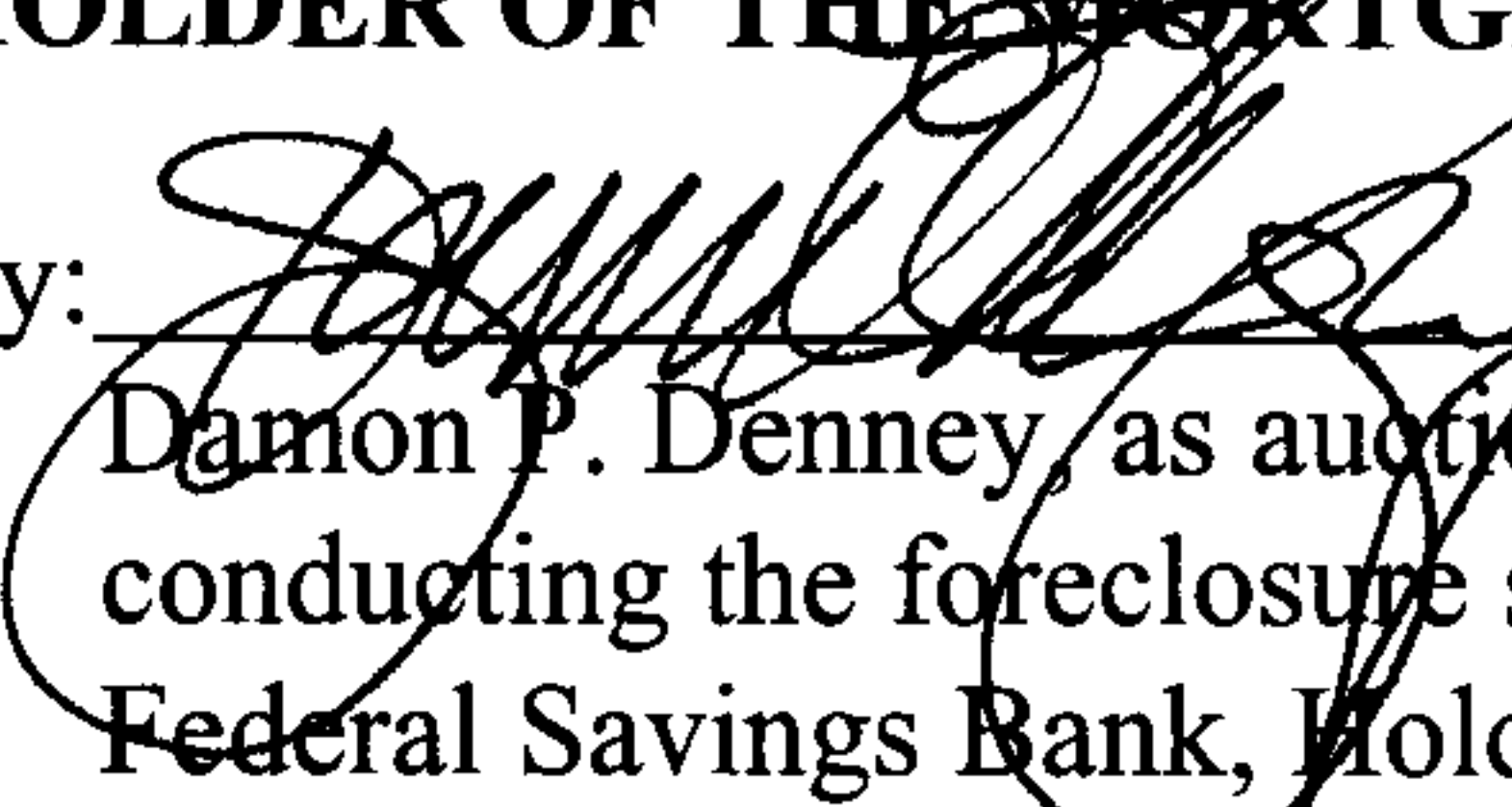
IN WITNESS WHEREOF, NSFBSB has caused this instrument to be executed by Damon P. Denney, as the auctioneer and the person conducting the foreclosure sale for NSFBSB and in witness whereof Damon P. Denney has executed this instrument in his capacity as such auctioneer on this 19th day of May, 2009.

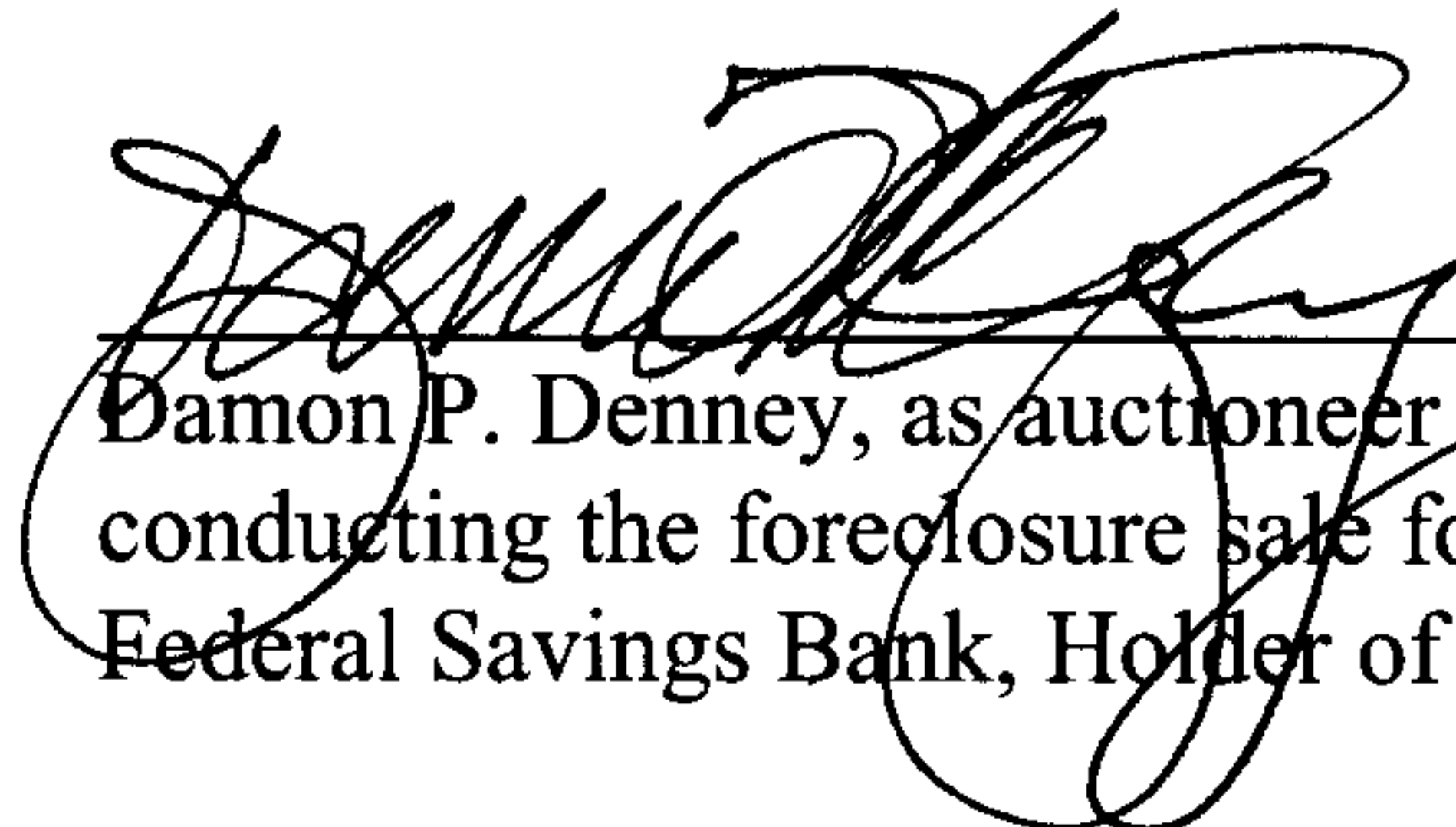
**WINDSOR PARC, LLC, AN ALABAMA
 LIMITED LIABILITY COMPANY**

**By: NEW SOUTH FEDERAL SAVINGS
 BANK, HOLBER OF THE MORTGAGE**

By: 
 Damon P. Denney, as auctioneer and the person
 conducting the foreclosure sale for New South
 Federal Savings Bank, Holder of the Mortgage

**NEW SOUTH FEDERAL SAVINGS BANK,
 HOLDER OF THE MORTGAGE**

By: 
 Damon P. Denney, as auctioneer and the person
 conducting the foreclosure sale for New South
 Federal Savings Bank, Holder of the Mortgage

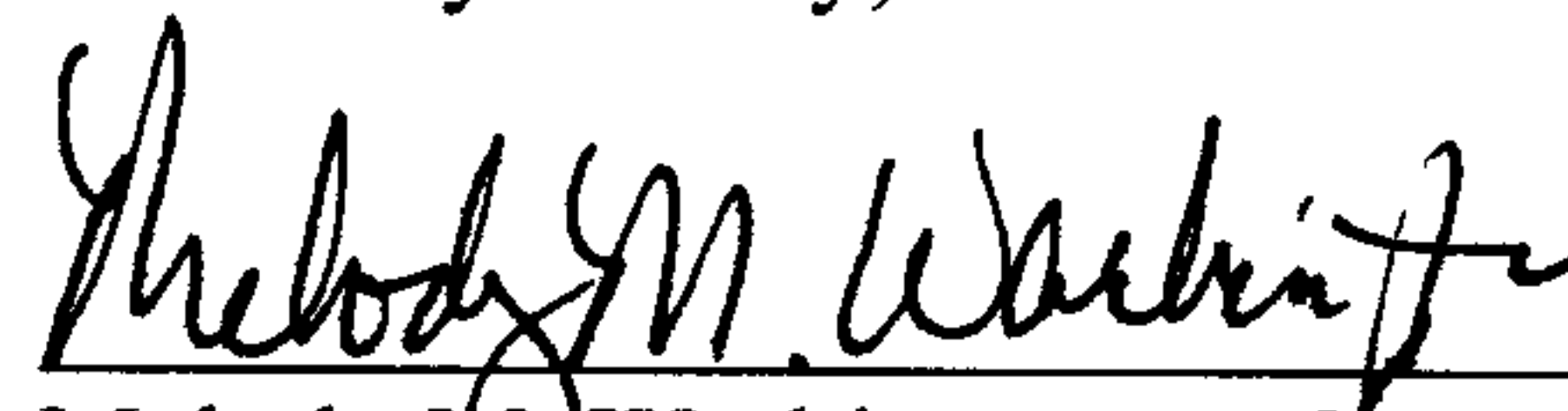

 Damon P. Denney, as auctioneer and the person
 conducting the foreclosure sale for New South
 Federal Savings Bank, Holder of the Mortgage

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Damon P. Denney, whose name as auctioneer and the person conducting the foreclosure sale for New South Federal Savings Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he, in his capacity as such auctioneer, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of May, 2009.


 Melody M. Warbington, NOTARY PUBLIC

My commission expires: 5/9/10
 (SEAL)

RETURN INSTRUMENT TO PREPARER