


This Instrument Prepared By:
Karen Knowlton, Esq.
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, AL 35203

Send Tax Notice To:
BancorpSouth Bank
4680 Hwy. 280
Birmingham, Alabama 35242


20090908000344460 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
09/08/2009 02:29:55 PM FILED/CERT

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: February 14, 2006, Lake Charleston Estates, Inc., mortgagor, executed a certain mortgage to BancorpSouth Bank which said mortgage is recorded in Instrument 20060223000088700, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said BancorpSouth Bank did declare all of the indebtedness secured by said mortgage due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of July 15, 22, 29, and August 5, 2009; and,

WHEREAS, on August 18, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said BancorpSouth Bank did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of BancorpSouth Bank in the amount of One Million Two Hundred Thousand and

00/100 Dollars (\$1,200,000.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to BancorpSouth Bank; and,

WHEREAS, Karen Knowlton, agent and attorney-in-fact for BancorpSouth Bank, acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of One Million Two Hundred Thousand and 00/100 Dollars (\$1,200,000.00), Lake Charleston Estates, Inc., mortgagor, by and through the said Karen Knowlton, agent and attorney-in-fact for BancorpSouth Bank, do grant, bargain, sell and convey unto the said BancorpSouth Bank, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Parcel II

The following described parcel of land located in Section 13, Township 18 South, Range 1 West, Shelby County, Alabama.

The Southwest 1/4 and all that part of the South 1/2 of the Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4, which lies Southeast of the Crest of Oak Mountain (which was the boundary line between Shelby County and Jefferson County, Alabama, prior to June 28, 1943) except five acres in the Southeast 1/4 of Northwest 1/4, described as follows:

Begin at the Northeast corner of the Southeast 1/4 of Northwest 1/4, and run in a westerly direction on the North line thereof, 479 feet; thence South and parallel with the East line thereof 455 feet; thence east and parallel with the North line thereof, 479 feet to the East line of the Southeast 1/4 of the Northwest 1/4; thence North along such line 455 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said BancorpSouth Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said BancorpSouth Bank, by Karen Knowlton, agent and attorney-in-fact for BancorpSouth Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 19 day of August, 2009.

BancorpSouth Bank

BY: Karen Knowlton
Karen Knowlton, agent and attorney-in-fact for BancorpSouth Bank, as Auctioneer

Karen Knowlton
Karen Knowlton, as Auctioneer conducting said sale

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Knowlton, whose name as agent and attorney-in-fact for BancorpSouth Bank as auctioneer conducting said sale, 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, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19 day of August, 2009.

Heather O. Childress
Notary Public
My Commission Expires: 11/13/2011



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