

This instrument was prepared by
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Send Tax Notice to:
(Address) Central State Bank
P. O. Box 180
Calera, AL 35040

DEED IN LIEU OF FORECLOSURE

STATE OF ALABAMA)
SHELBY COUNTY)

This indenture is made and entered into on this the 30th day of November, 2009, by and between the undersigned, **Michael Edward Poskey, an unmarried man and Allison Poskey, an unmarried woman** (hereinafter referenced as Grantor, whether one or more) and **Central State Bank** (hereinafter referenced as Grantee).

WITNESSETH:

Whereas, an accommodation mortgage and security agreement was executed by Grantor, in favor of Grantee, on September 13, 2007, to secure an indebtedness of Four Hundred Seventy Six Thousand and 00/100 (\$476,000.00) Dollars, same of which was recorded in the Office of the Probate Judge, Shelby County, Alabama, at instrument number 20070928000455550 which said indebtedness, with interest accrued thereon and deduction for principal amounts paid, amounts to the sum of Four Hundred Sixty Two Thousand Two Hundred Sixteen and 79/100 (\$462,216.79) Dollars; and

Whereas, said indebtedness is due and payable, and Grantor is unable to pay same but is desirous of saving the expense of a foreclosure of said mortgage under the power of sale contained in the same;

Now, Therefore, in consideration of the premises, and in further consideration of the sum of Four Hundred Thirty Seven Thousand Two Hundred Sixteen and 79/100 (\$437,216.79) Dollars, in hand paid to Grantor by the Grantee, the receipt whereof is hereby acknowledged, Grantor, by these presents hereby grants, bargains, sells and conveys unto Grantee, the following described property, situated in Shelby County, Alabama to-wit:

Beginning at the SE corner of the W.F. Strowd Subdivision, situated in the N ½ of NE ¼ of Section 2, Township 21 South, Range 3 West, said adoption of said subdivision being dated on the 28th day of July, 1926, and filed in Map Book 3, Page 43, in the Probate Office of Shelby County, Alabama, on the 16th day of August, 1926, at the SE corner of said Lot No. 1 of said subdivision; thence South 5 degrees East 920 feet to point on the West side of Montevallo and Ashville Road for beginning point; thence South 86 ½

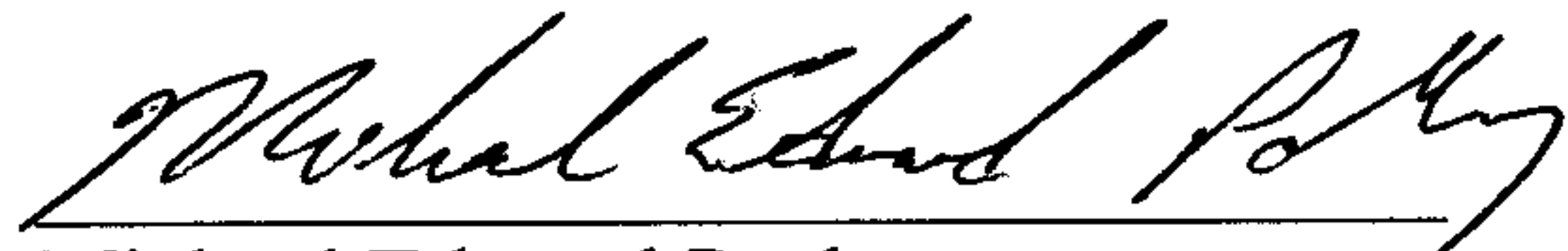
degrees West 702 feet to point on the North side of John Allen Branch; thence South 52 degrees East along said branch 750 feet to the West margin of said Montevallo and Ashville Road; thence North 2 ½ degrees West 400 feet to a point; thence North 10 degrees 37 feet to a point; thence North 5 degrees West 50 feet to point of beginning.

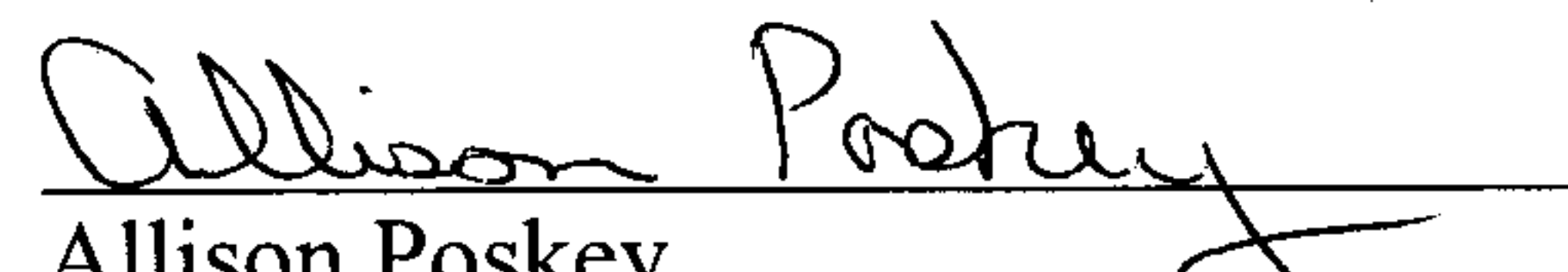
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

To Have and to Hold the said above described property unto the said Grantee and unto its successors and assigns, in fee simple.

It is Agreed between the parties to this instrument that the same shall operate and have effect as though said mortgage had been foreclosed under the power contained in same, and the property herein described purchased by the said Grantee, at and for the sum of Four Hundred Thirty Seven Thousand Two Hundred Sixteen and 79/100 (\$437,216.79) Dollars.

In Testimony of All which the Grantor has hereunto set his, her or their hand and seal on this the day and date first above written.


Michael Edward Poskey

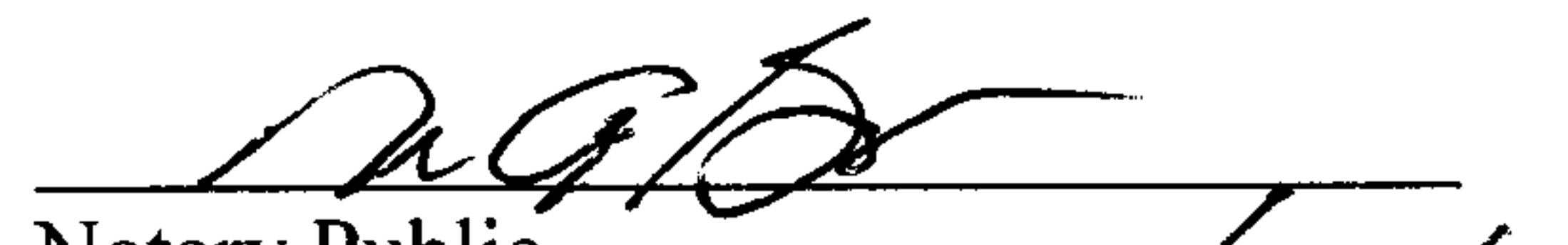

Allison Poskey

STATE OF ALABAMA)

COUNTY OF SHELBY) Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL EDWARD POSKEY AND ALLISON POSKEY**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of Nov., 2009.


Notary Public
My commission expires: 8/13/13