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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
)
SHELBY COUNTY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit October 13, 2004, Keystone Building Co., Inc. executed a certain mortgage on property hereinafter described to Aliant Bank, which said mortgage is recorded in Instrument #20041027000593580, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Aliant 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 foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of January 6, January 13 and January 20, 2010, WHEREAS, on the 27th day of January, 2010, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt W. Newsome as Attorney-in-Fact for the said Keystone Building Co., Inc. did offer for sale and sell at public outcry, at the Courthouse in Columbiana County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said Aliant Bank, and

WHEREAS, the said Aliant Bank was the highest bidder in the amount of Two Hundred

Thousand and No/100 Dollars (\$200,000.00), which sum of money Aliant Bank offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Aliant Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Two Hundred Thousand and No/100 Dollars (\$200,000.00), the said Keystone Building Co., Inc. and Aliant Bank by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Aliant Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Southwest Quarter of Section 33, Township 18 South, Range 1 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southwest Quarter of Section 33, Township 18 South, Range 1 West, Shelby County, Alabama; thence east along the south line of said quarter section a distance of 745.00 feet to the Point of Beginning; thence 69 degrees 32 minutes 04 seconds left, in a northeasterly direction and along the western boundary line a distance of 159.19 feet to an iron pin found; thence continue along the last described course for a distance of 692.54 feet to a point on the southerly right of way of Hugh Daniel Drive and the point of curvature (PC) of a curve to the left, said curve having a radius of 1000.40 feet and a central angle of 29 degrees 22 minutes 23 seconds; thence 56 degrees 48 minutes 10 seconds right (angle measured to tangent), in a northeasterly direction along the arc of said curve on said right of way, a distance of 512.86 feet to the point of tangency (PT) of said curve; thence continue tangent to said curve in a northeasterly direction, along said right of way a distance of 49.58 feet to the point of PC of a curve to the right, said curve having a radius of 460.00 feet and a central angle of 8 degrees 28 minutes 00 seconds; thence in a northeasterly direction along the arc of said curve on said right of way a distance of 67.97 feet to the PT of said curve; thence continue tangent to said curve in a northeasterly direction along said right of way a distance of 190.65 feet to the PC of a curve to the left, said curve having a radius 1632.50 feet and a central angle of 7 degrees 47 minutes 45 seconds; thence in a northeasterly direction along the arc of said curve on said right of way a distance of 222.12 feet to the PT of said curve; thence continue tangent to said curve in a northeasterly direction along said right of way a distance of 138.87 feet to the PC of a curve to the right, said curve having a radius of 250.49 feet and a central angle of 29 degrees 57 minutes 09 seconds; thence in a northeasterly direction along the arc of said curve on said right of way a distance of 130.95 feet to the Point of Reverse Curve of said curve and the PC of a curve to the left, said curve having a radius of 520.91 feet and a central angle of 22 degrees 21 minutes 34 seconds; thence in a northeasterly direction along the arc of said curve on said right of way a distance of 203.28 feet to end of said curve; thence leaving said right of way, 154 degrees 13 minutes 59 seconds right (angle measured from tangent) in a southwesterly direction and along the eastern boundary line a distance of 1825.60 feet; thence 59 degrees 36 minutes 29 seconds right in a westerly direction and along the southern boundary line a distance of 591.68 feet to an iron pin found; thence continue along said last described course a distance of 64.35 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Now known as The Survey of Stone Briar as recorded in Map Book 38, Page 108, in the Office of the Probate Judge of Shelby County, Alabama.

LESS AND EXCEPT:

A part of Lot 1, according to the Survey of Stone Briar as recorded in Map Book 38, Page 108, in the Probate Office of Shelby County, Alabama, more particularly described as: A parcel of land situated in the Southwest Quarter of Section 33, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Southeast corner of Lots 21A, Resurvey of Lots 21 and 22 of the Glen at Greystone Sector Three, as shown on the map or plat thereof, recorded in Map Book 22, Page 139, in the Office of the Judge of Probate, Shelby County, Alabama, run thence North 19 degrees 27 minutes 03 seconds East (assumed bearings) along the Easterly boundary thereof for a distance of 81.18 feet; thence leaving said boundary, South 07 degrees 53 minutes 15 seconds West for a distance of 57.82 feet; thence South 44 degrees 44 minutes 27 seconds West for a distance of 27.13 feet, to the point of beginning.

ALSO, LESS AND EXCEPT:


Lots 1, 2, and 3, according to the Survey of Stone Briar, as recorded in Map Book 38, Page 108, in the Office of the Probate Judge of Shelby County, Alabama.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

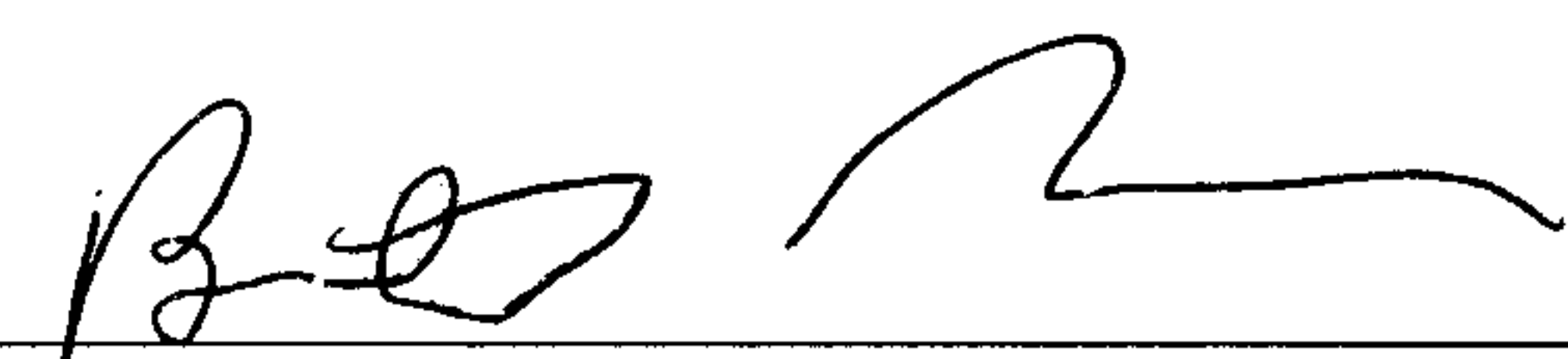
TO HAVE AND TO HOLD the above described property unto the said Aliant Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.


IN WITNESS WHEREOF, the said Keystone Building Co., Inc. and Aliant Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 27th day of January, 2010.

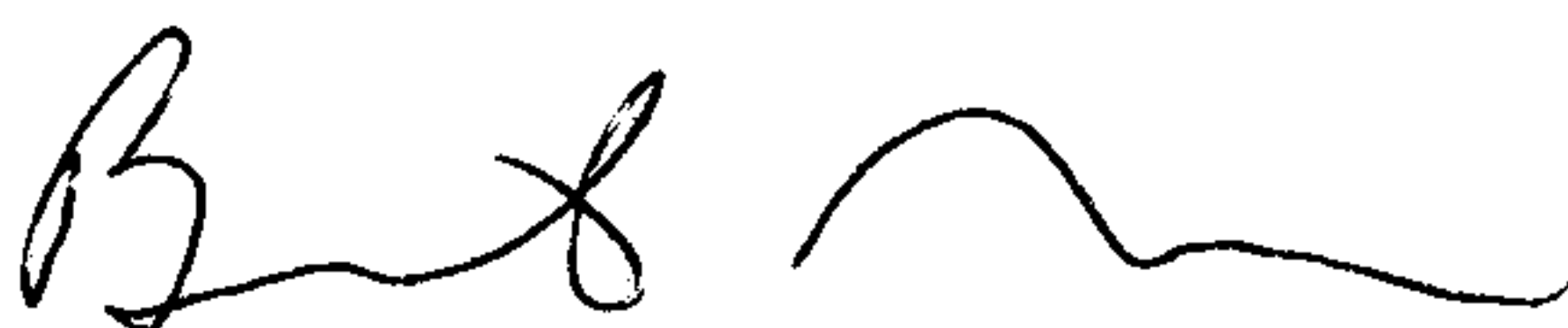
KEYSTONE BUILDING CO., INC.

BY: 
Burt W. Newsome
Attorney-in-Fact

ALIAN BANK

BY: 
Burt W. Newsome
as Attorney-In-Fact and Agent


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BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

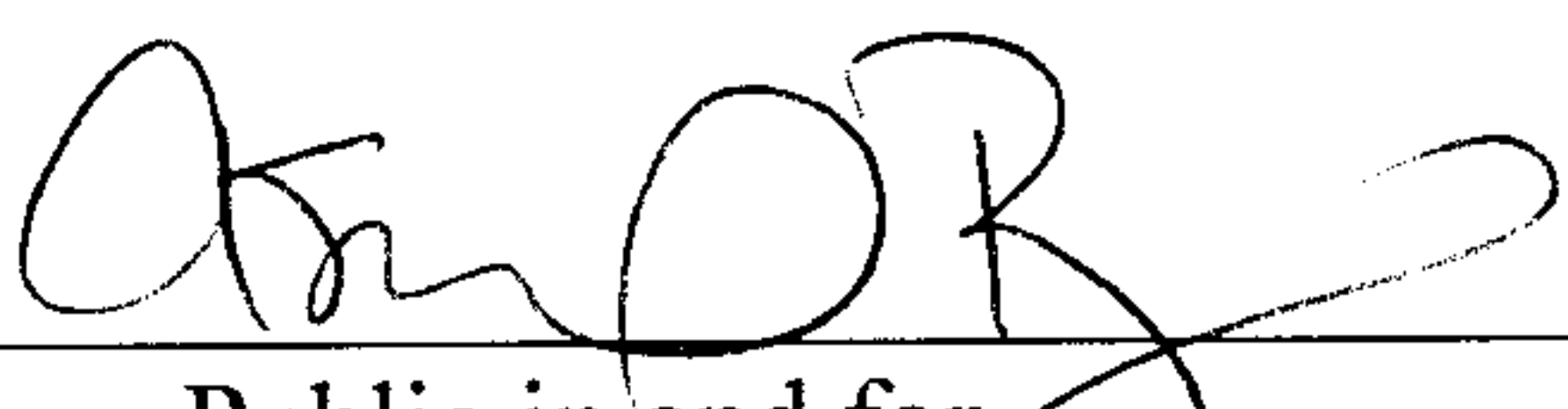
STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Keystone Building Co., Inc., whose name as Attorney-in-Fact and agent for Aliant Bank is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 27th day of January, 2010.


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Notary Public in and for
the State of Alabama at Large

My Commission Expires 8/6/2011

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME
NEWSOME LAW, LLC
ATTORNEYS AT LAW
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Birmingham, Alabama 35238
(205) 747-1970