

This Instrument Prepared By:
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, AL 35203
(205) 250-8400

Send Tax Notice To:
BancorpSouth Bank
Attn: Earl Tharp
4680 Highway 280 East
Birmingham, AL 35242

FORECLOSURE DEED



20100209000039150 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
02/09/2010 10:19:44 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: July 27, 2006, Columbiana Crossings, LLC, mortgagor, executed a certain mortgage to BancorpSouth Bank which said mortgage is recorded in Instrument Number 20060728000364890, 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 January 13, 20 and 27, 2010; and,

WHEREAS, on February 3, 2010, 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 Five Hundred Fifteen

Thousand and 00/100 Dollars (\$515,000.00) 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 G. 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 Five Hundred Fifteen Thousand and 00/100 Dollars (\$515,000.00), Columbiana Crossings, LLC, mortgagor, by and through the said Karen G. 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:

A parcel of land situated in the East one half of the NE one fourth of Section 28. Township 21 South, Range 1 West, being more particularly described as follows:

Commence at the SE corner of the SE quarter of the NE quarter of Section 28, Township 21 South, Range 1 West, said point also the point of beginning; thence North 02 degrees, 08 minutes 02 seconds West along the east line of said Section 28 for a distance of 859.12 feet; thence South 87 degrees 48 minutes 08 seconds West for a distance of 427.49 feet; thence North 02 degrees 12 minutes 11 seconds West for a distance of 1009.79 feet to a point on the Southerly right of way line of Alabama Highway 70, said point also a point on curve to the right having a radius of 5855.51 feet and a central angle of 3 degrees 04 minutes 41 seconds, said curve subtended by a chord bearing North 85 degrees 05 minutes 06 seconds West and a chord distance of 314.53 feet; thence along the arc of said curve and along said right of way for a distance of 314.57 feet; thence South 06 degrees 27 minutes 15 seconds West along said right of way for a distance of 20.00 feet; thence North 83 degrees 32 minutes 45 seconds West along said right of way for a distance of 581.59 feet; thence South 01 degrees 51 minutes 04 seconds East and leaving said right of way for a distance of 2009.13 feet to the Southwest corner of said SE quarter of the NE quarter of Section 28, Township 21 South, Range 1 West; thence North 86 degrees 21

minutes 25 seconds East for a distance of 1329.30 feet to the point of beginning; 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 G. Knowlton, agent and attorney-in-fact for BancorpSouth Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 3 day of February, 2010.

BancorpSouth Bank

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

Karen G. Knowlton
Karen G. 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 G. 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 3 day of February, 2010.

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