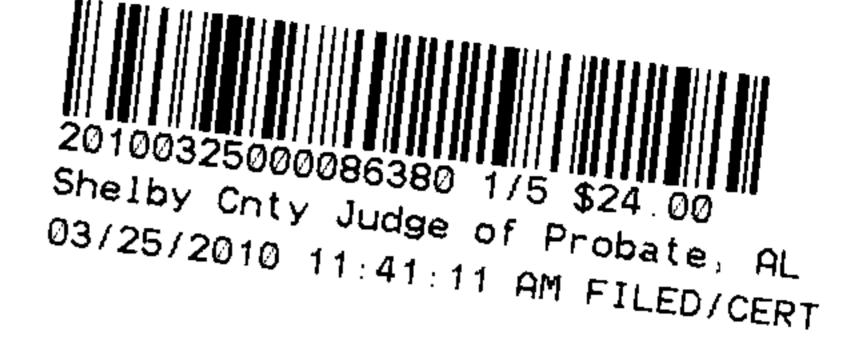
#### THIS INSTRUMENT PREPARED BY:

David H. Breland Burr & Forman LLP 420 North 20th Street Suite 3400 - Wachovia Tower Birmingham, Alabama 35203 (205) 251-3000

STATE OF ALABAMA	)
	)
<b>COUNTY OF SHELBY</b>	)



# FORECLOSURE DEED

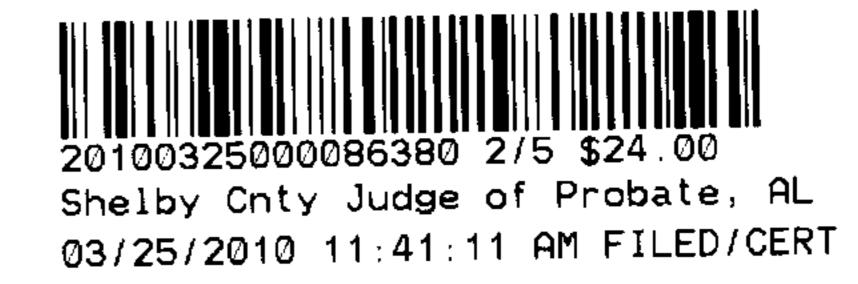
## KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: October 4, 2007, Savannah Building Co., LLC, an Alabama limited liability company ("Mortgagor"), executed a Mortgage (as amended from time to time, the "Mortgage") on the property hereinafter described in favor of Regions Bank, a banking corporation organized under the laws of the State of Alabama ("Mortgagee"), which said Mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama (the "Recording Office") as Instrument Number 20071008000469300; and

WHEREAS, in and by said Mortgage the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property for cash, and said Mortgage provided that in case of sale under the power and authority contained in the same, the Mortgagee, or any person conducting said sale for the Mortgagee, was authorized to execute title 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 Mortgagee under the Mortgage did declare said Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgage by publication in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its editions of March 3, 2010, March 10, 2010, and March 17, 2010; and

WHEREAS, on March 25, 2010, during the legal hours of sale, the day and time which the foreclosure was due to be held under the terms of said notice, said foreclosure was duly and properly conducted, and Mortgagee did offer for sale and sell at public outcry in front of the main entrance of the Shelby County Courthouse in the City of Columbiana, Shelby County, Alabama, the property described on **Exhibit A** attached hereto; and



WHEREAS, David H. Breland was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Mortgagee;

WHEREAS, the property was offered for sale both as a whole and in separate parcels; there were no bidders for separate parcels and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Mortgagee, in the amount of Six Hundred Eighty-Five Thousand Three Hundred and No/100 Dollars (\$685,300.00), which sum of money was credited on the indebtedness secured by said mortgage and said property was thereupon sold to Mortgagee.

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Six Hundred Eighty-Five Thousand Three Hundred and No/100 Dollars (\$685,300.00), on the indebtedness secured by said mortgage, the said Mortgagee, by and through David H. Breland conducting said sale, does hereby grant, bargain, sell and convey unto the said Mortgagee, all that property situated in Shelby County, Alabama, more particularly described in **Exhibit A** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said property unto Mortgagee, its successors and assigns in fee simple forever; subject, however, to any unpaid ad valorem taxes, the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and any mining and mineral rights conveyed prior to the recordation of said mortgage.

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IN WITNESS WHEREOF, Mortgagee, has caused this instrument to be executed by and through David H. Breland, as Auctioneer conducting said sale, and as attorney in fact, and David H. Breland, as Auctioneer conducting said sale has hereunto set his hand and seal on this the 25th day of March, 2010.

SAVANNAH BUILDING CO., LLC,

Mortgagor

By: Regions Bank

By:

David H. Breland

As Auctioneer and Attorney in Fact

REGIONS BANK,

Mortgagee

By:

David H. Breland

As Auctioneer and Attorney in Fact

David H. Breland

As Auctioneer and Attorney in Fact

#### Grantee Address:

Regions Bank Asset Management Mail Code ALBH10902B 1900 5th Avenue North, RC-9th Floor Birmingham, Alabama 35203

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STATE OF ALABAMA	)	
	)	SS
<b>COUNTY OF SHELBY</b>	)	

[AFFIX SEAL]

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Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David H. Breland, whose name as Auctioneer and Attorney in Fact for Regions 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 the conveyance, he, in his capacity as such Auctioneer and Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of March, 2010.

Motary Public

Notary Public
My Commission Expires: 67013

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### **EXHIBIT A**

Lots 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 349, 350, 351, 352, 353, 354, 373, 374, 375, 376, 377, and 378, according to the Survey of The Village at Polo Crossings, Sector 1, as recorded in Map Book 39, page 42A, 42B & 42C, in the Probate Office of Shelby County, Alabama.

> 20100325000086380 5/5 \$24.00 Shelby Cnty Judge of Probate, AL

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