

Send Tax Notice To:
BankTrust
P. O. Box 799
Selma, AL 36702

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

WHEREAS, BankTrust, formerly BankTrust of Alabama (the "Mortgagee"), was on the date hereof, the owner and holder of the following described mortgage and the debt secured thereby: mortgage executed by Maverick Enterprises, LLC (the "Mortgagor"), to the Mortgagee on October 8, 2007, which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20071012000476510, and re-recorded on January 23, 2008 as Instrument 2008012300031030 (the "Mortgage"); and

WHEREAS, the Mortgage provided that if the Mortgagor should fail to pay the debt secured by the Mortgage, or any part of said debt, when it became due, the Mortgagee was authorized, at its option, to declare said debt immediately due and payable in full, and to take possession of the mortgaged property, and to sell the same at public outcry, after notice as provided in the Mortgage; and

WHEREAS, the Mortgagor failed to pay said debt when it became due, whereupon the Mortgagee declared said debt immediately due and payable in full; and

WHEREAS, on April 30, 2010, at 11:00 a.m., the real estate hereinafter described, being the real estate described in the Mortgage, was offered for sale, before the courthouse door of Shelby County, Alabama, to the highest bidder for cash, after giving notice of the time, place and terms of such sale, as required by the Mortgage, by advertisement in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, in the issues of said paper of April 7, 2010, April 14, 2010, and April 21, 2010; and

WHEREAS, at such sale, which was conducted by the undersigned auctioneer, in all respects in accordance with the provisions of the Mortgage, BankTrust became the purchaser of said real estate being the highest and best bidder therefor, at and for the price of Two Million Two Hundred Sixteen Thousand (\$2,216,000).

NOW, THEREFORE, in consideration of the premises, and in order to evidence said sale, the Mortgagor acting by and through the undersigned auctioneer as attorney in fact, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto BankTrust the following described real estate, being the real estate described in and conveyed by the Mortgage, the same lying and being in Shelby County, Alabama.

AREA I:

Commence at a 1-inch crimp top pipe in place being the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 30, Township 20 South, Range 20 West, Shelby County, Alabama; thence proceed North 88 degrees 39 minutes 48 seconds West for a distance of 2,059.13 feet to the point of beginning. From this beginning point continue North 88 degrees 39 minutes 48 seconds West along the South boundary of the Northeast Quarter of the Southwest Quarter and along the South boundary of the Northwest Quarter of the Southwest Quarter for distance for 1,437.46 feet to a half inch rebar in place being located on the Easterly right of way of Shelby County Highway 11; thence proceed North 40 degrees 17 minutes 14 seconds East along the Easterly right of way of said road for a distance of 255.94 feet to the P.C. of a concave curve left having a delta angle of 03 degrees 46 minutes 28 seconds and a radius of 1,205.00 feet; thence proceed Northeasterly along the curvature of said curve and along the Easterly right of way of said road for a chord bearing and distance of North 37 degrees 49 minutes 52 seconds East 79.37 feet to the P.T. of said curve; thence proceed North 36 degrees 34 minutes 48 seconds East along the Easterly right of way of said road for a distance of 259.05 feet to a half inch rebar in place being located on the Southerly right of way of the CSX Railroad; thence proceed South 66 degrees 09 minutes 42 seconds East along the Southerly right of way of said railroad for a distance of 629.27 feet to the P.C. of a concave curve left having a radius of 1,215.00 feet; thence proceed Southeasterly along the curvature of said curve and along the Southerly right of way of said railroad for a chord bearing and distance of 77 degrees 58 minutes 05 seconds East, 506.86 feet; thence proceed South 01 degrees 09 minutes West for a distance of 139.52 feet to the point of beginning.

The above-described land is located in the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
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AREA II:

Commence at the 1-inch crimp top pipe in place being the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 01 degrees 57 minutes 13 seconds East along the East boundary of said Northwest Quarter of the Southeast Quarter and along the East boundary of the Southwest Quarter of the Northeast Quarter for a distance of 1,766.17 feet to a iron pin in place being located on the Southerly right of way of the CSX Railroad; thence proceed South 45 degrees 48 minutes 41 seconds along the Southerly right of way of said railroad for a distance of 1,770.14 feet to the P.C. of a concave curve right having a delta angle of 44 degrees 10 minutes 48 seconds and a radius of 1,215.00 feet; thence proceed Southwesterly along the curvature of said curve and along the Southerly right of way of said railroad for a chord bearing and distance of South 67 degrees 54 minutes 04 seconds West, 913.83 feet; thence proceed South 01 degrees 09 minutes West for a distance of 139.52 feet to a point on the South boundary of the Northeast Quarter of the Southwest Quarter; thence proceed South 88 degrees 39 minutes 48 seconds east along the South boundary of the Northeast Quarter of the Southwest Quarter and along the South boundary of the Northwest Quarter of the Southeast Quarter for a distance of 2,059.13 feet to the point of beginning.

The above-described land is located in the Northeast Quarter of the Southwest Quarter, the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama.

The above-described property is also described as Lots 1 and 2, according to the Map and Survey of R.H. Gentry, Jr. Estate as recorded in Map Book 32, page 4 in the Office of the Judge of Probate Shelby County, Alabama.

Less and except the following described property to-wit:

Commence at a 1-inch top pipe in place being the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence proceed North 88 degrees 39 minutes 48 seconds West for a distance of 2,059.13 feet to the point of beginning. From this beginning point continue North 88 degrees 39 minutes 48 seconds West along the South boundary of the Northeast Quarter of the Southwest Quarter and along the South boundary of the Northwest Quarter of the Southwest Quarter for a distance of 1,437.46 to a half-inch rebar in place being located on the Easterly right of way of Shelby County Highway 11; thence proceed North 40 degrees 17 minutes 14 seconds East along the Easterly right of way of said road for distance of 255.94 feet to the P.C. of a concave curve left having a delta angle of 03 degrees 46 minutes 28 seconds and a radius of 1,205.00 feet; thence proceed Northeasterly along the curvature of said curve and along the Easterly right of way of said road for a chord bearing and distance of North 37 degrees 49 minutes 52 seconds East, 79.37 feet to the P.T. of said curve; thence proceed North 36 degrees 34 minutes 48 seconds East along the Easterly right of way of said road for a distance of 259.05 feet to a half-inch rebar in place being located on the Southerly right of way of the CSX Railroad; thence proceed South 66 degrees 09 minutes 42 seconds East along the Southerly right of way of said railroad for a distance of 629.27 feet to the P.C. of a concave curve left having a radius of



1,215.00 feet; thence proceed Southeasterly along the curvature of said curve and along the Southerly right of way of said railroad for a chord bearing and distance of South 77 degrees 58 minutes 05 seconds East, 506.86 feet; thence proceed South 01 degrees 09 minutes West for a distance of 139.52 feet to the point of beginning.

The above-described land is located in the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama

This conveyance is subject to:


- i) All easements, restrictions and encumbrances of record, and
- ii) Any and all equitable or statutory rights of redemption.

TO HAVE AND TO HOLD to BankTrust, its successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, the name of the Mortgagor has been hereunto affixed by the undersigned auctioneer as attorney in fact, on this 30th day of April, 2010.

BANKTRUST

By: David B. Anderson
As auctioneer and as attorney in fact for
BankTrust


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

I, a Notary Public in and for said County in said State, hereby certify that David B. Anderson, whose name as attorney in fact for BankTrust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, in his capacity as such attorney in fact, executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, on the 30th day of April, 2010.



[Signature]
Notary Public

My Commission Expires: Dec. 10, 2011

CERTIFICATE OF THE MORTGAGE OWNER

The undersigned, Jeff Harrison, an authorized representative and agent for BankTrust, does hereby certify that David B. Anderson, who acted as auctioneer in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed by BankTrust as auctioneer for the purpose of making said sale and conveyance.


Dated this 30th day of April, 2010.

BANKTRUST

By: [Signature]
Its Authorized Representative and Agent

This instrument prepared by:

David B. Anderson
Anderson & Associates, LLC
Financial Center
505 North 20th Street, Suite 1450
Birmingham, Alabama 35203-4635
(205) 324-1230


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