

STATE OF ALABAMA)
)
SHELBY COUNTY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit September 24, 2003, A. Frank Beaton and Judy C. Beaton, executed a certain mortgage on property hereinafter described to CapitalSouth Bank, successor in interest to Bank of Alabama, which said mortgage is recorded in Instrument #20031001000661680, and was subsequently assigned to IBERIABANK from the Federal Deposit Insurance Corporation, as receiver of CapitalSouth Bank on August 21, 2009 in Instrument #20100521000162620 in the Office of the Probate Judge in Shelby County, Alabama, and;

Instrument #20100527000169540

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 IBERIABANK, assignee of the Federal Deposit Insurance Corporation, as receiver of CapitalSouth Bank, successor in interest to Bank of Alabama 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 June 9, June 16 and June 23, 2010, WHEREAS, on the 2nd day of July, 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 A. Frank Beaton and Judy C. Beaton did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter

described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said IBERIABANK, assignee of the Federal Deposit Insurance Corporation, as receiver of CapitalSouth Bank, successor in interest to Bank of Alabama, and

WHEREAS, CSB ALABAMA CRE HOLDINGS, LLC, assignee of IBERIABANK's right to credit bid under mortgage and security agreement was the highest bidder in the amount of Thirty-Eight Thousand Sixty-Two and 29/100 Dollars (\$38,062.29), which sum of money IBERIABANK 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 CSB ALABAMA CRE HOLDINGS, LLC.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Thirty-Eight Thousand Sixty-Two and 29/100 Dollars (\$38,062.29), the said A. Frank Beaton and Judy C. Beaton and IBERIABANK, assignee of the Federal Deposit Insurance Corporation, as receiver of CapitalSouth Bank, successor in interest to Bank of Alabama 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 CSB ALABAMA CRE HOLDINGS, LLC AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Lot 2222, according to the Survey of Riverchase Country Club, 22nd Addition, as recorded in Map Book 9, Page 124A and B, in the Office of the Judge of Probate 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 CSB ALABAMA CRE HOLDINGS, LLC, 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 A. Frank Beaton and Judy C. Beaton and IBERIABANK, assignee of the Federal Deposit Insurance Corporation, as receiver of CapitalSouth Bank, successor

in interest to Bank of Alabama 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 2nd day of July, 2010.

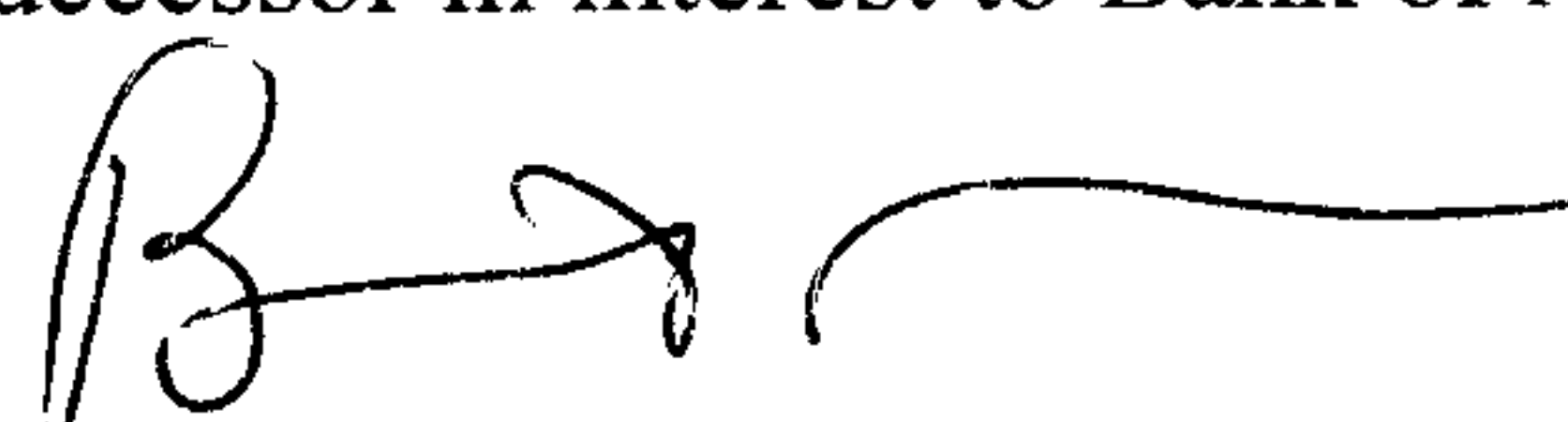
A. FRANK BEATON

BY: 
Burt W. Newsome
Attorney-in-Fact

JUDY C. BEATON

BY: 
Burt W. Newsome
Attorney-in-Fact

IBERIABANK, assignee of the Federal Deposit Insurance Corporation, as receiver of CapitalSouth Bank, successor in interest to Bank of Alabama

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


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Shelby Cnty Judge of Probate, AL
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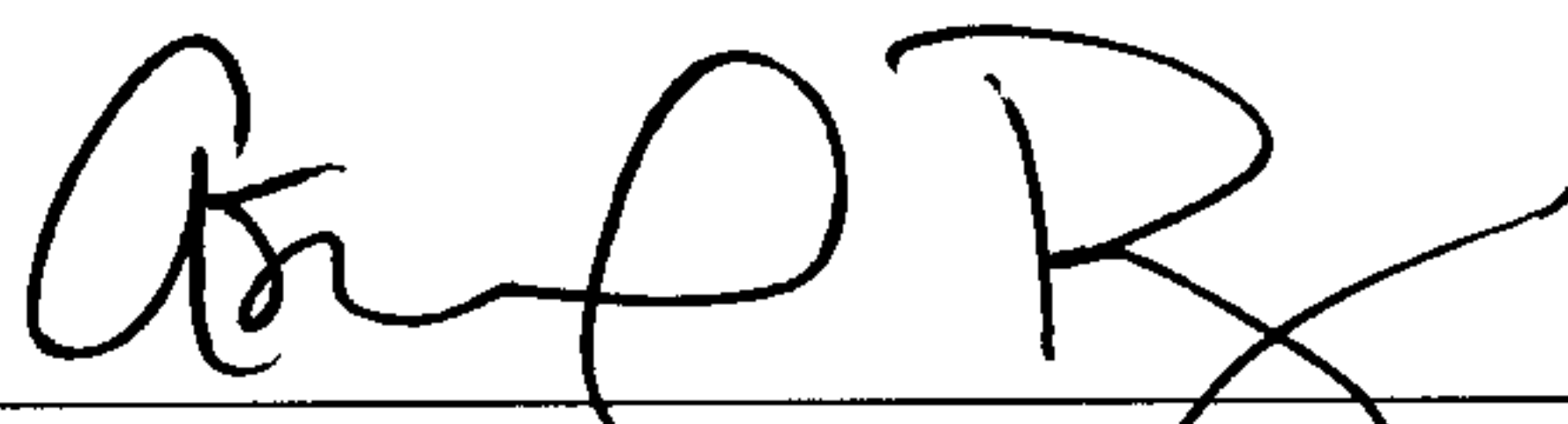
BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

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 A. Frank Beaton and Judy C. Beaton, whose name as Attorney-in-Fact and agent for IBERIABANK, assignee of the Federal Deposit Insurance Corporation, as receiver of CapitalSouth Bank, successor in interest to Bank of Alabama 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 2nd day of July, 2010.


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



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Shelby Cnty Judge of Probate, AL
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