

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

Send Tax Notice To:
Manhattan Investment Group, LLC
c/o Bartow B. Duncan, III
Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

FORECLOSURE DEED


20100809000253810 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
08/09/2010 11:55:34 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, May 23, 2007, R.K. Investments, LLC, an Alabama limited liability corporation, mortgagor, executed a certain Mortgage and Fixture Filing to Zions First National Bank, a national banking association, which said mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument #20070524000243410, as assigned by Zions First National Bank to Manhattan Investment Group, LLC, a Georgia limited liability company, pursuant to that certain Assignment of Mortgage, Assignment of Rents and Note, dated May 27, 2010, said assignment being recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument #20100603000174890; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Manhattan Investment Group, LLC 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 June 30, July 7, 14, and 21, 2010; and,

WHEREAS, on August 4, 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 Manhattan Investment Group, LLC 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 Manhattan Investment Group, LLC in the amount of Three Million Five Hundred Sixty-Five Thousand and 00/100 Dollars (\$3,565,000.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Manhattan Investment Group, LLC; and,

WHEREAS, Charles L. Denaburg, agent and attorney-in-fact for Manhattan Investment Group, LLC, 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 Three Million Five Hundred Sixty-Five Thousand and 00/100 Dollars (\$3,565,000.00), R.K. Investments, LLC, mortgagor, by and through the said Charles L. Denaburg, agent and attorney-in-fact for Manhattan Investment Group, LLC, does grant, bargain, sell and convey unto the said Manhattan Investment Group, LLC, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 4B, According To The Survey Of Resource Center, As Recorded In Map Book 24, Page 118, In The Probate Records Of Shelby County, Alabama

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

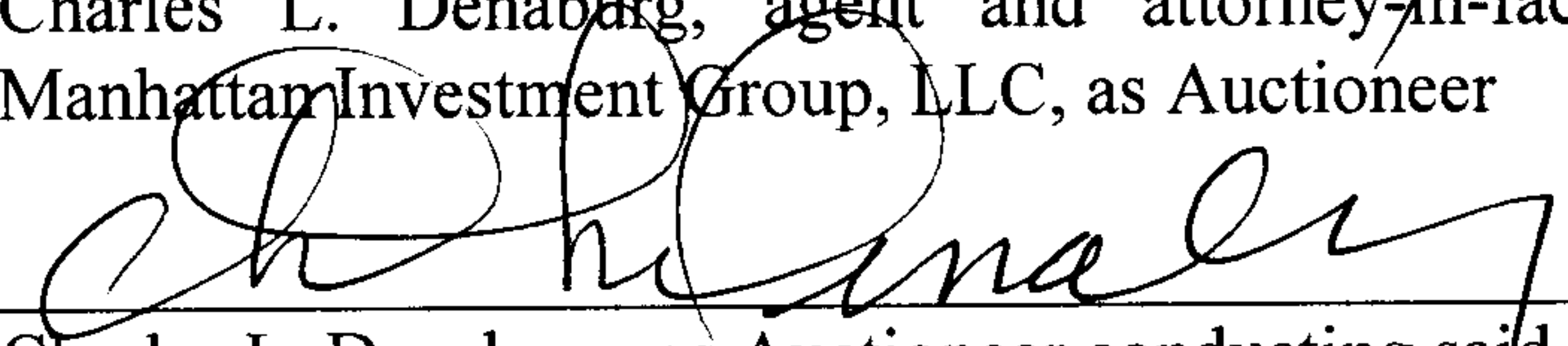
SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said Manhattan Investment Group, LLC, its successors and assigns forever; subject, however, to the statutory right of redemption on


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the part of those entitled to redeem.

IN WITNESS WHEREOF, the said Manhattan Investment Group, LLC, by Charles L. Denaburg, agent and attorney-in-fact for Manhattan Investment Group, LLC, as auctioneer conducting said sale, has caused these presents to be executed on this, the 04th day of August, 2010.

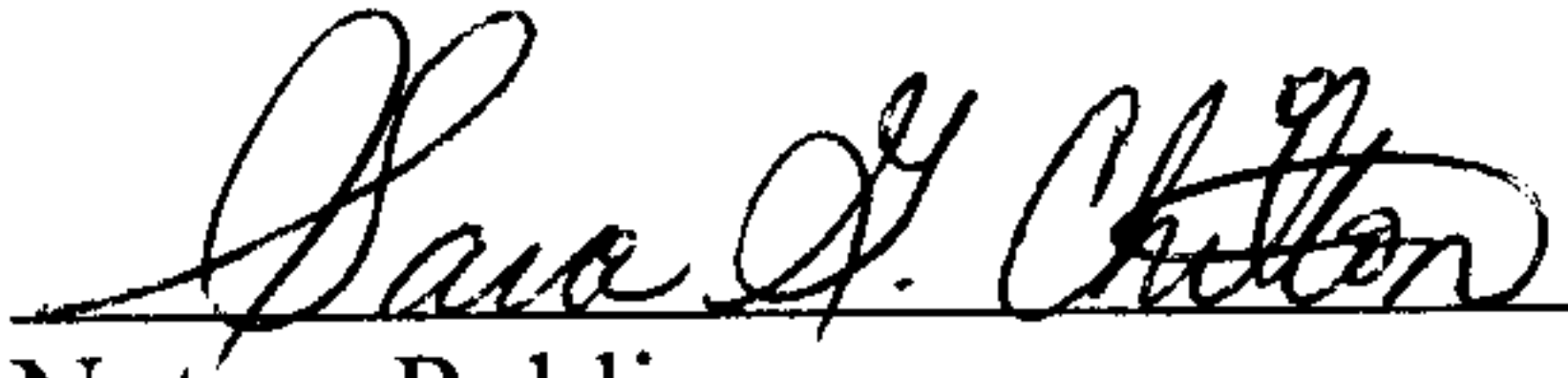
BY: 
Charles L. Denaburg, agent and attorney-in-fact for
Manhattan Investment Group, LLC, as Auctioneer

Charles L. Denaburg, 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 Charles L. Denaburg, whose name as agent and attorney-in-fact for Manhattan Investment Group, LLC, 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, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 04th day of August, 2010.


Notary Public
My Commission Expires: 12-09-2011

SEAL


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