


This Instrument Prepared By:  
Najjar Denaburg, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

Send Tax Notice To:  
Prentice R. Jackson  
CSB ALABAMA CRE HOLDINGS, LLC  
2340 Woodcrest Place  
Birmingham, Alabama 35209

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

  
20100903000286690 1/3 \$336.15  
Shelby Cnty Judge of Probate, AL  
09/03/2010 03:50:08 PM FILED/CERT


KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: June 6, 2007, Trinity Homes, LLC, mortgagor, executed a certain mortgage to CapitalSouth Bank which said mortgage is recorded in Instrument Number 20070613000276890 in the Office of the Judge of Probate Office of Shelby County, Alabama, said mortgage being assigned to IBERIABANK by the Federal Deposit Insurance Corporation as Receiver of CapitalSouth Bank in Instrument Number 20100624000201160 in said probate office; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said IBERIABANK 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 Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of June 30 and July 7 and 14, 2010; and,

WHEREAS, on July 22, 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 IBERIABANK 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,

Shelby County, AL 09/03/2010  
State of Alabama  
Deed Tax : \$224.50

  
20100903000285790 1/3 \$244.50  
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WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of CSB ALABAMA CRE HOLDINGS, LLC, as assignee of IBERIABANK's right to credit bid under the mortgage, in the amount of Two Hundred Twenty-Four Thousand One Hundred and 00/100 Dollars (\$224,100.00) which sum IBERIABANK offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to CSB ALABAMA CRE HOLDINGS, LLC; and,

WHEREAS, J. Todd Miner, agent and attorney-in-fact for IBERIABANK, 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 Two Hundred Twenty-Four Thousand One Hundred and 00/100 Dollars (\$224,100.00), Trinity Homes, LLC, mortgagor, by and through the said J. Todd Miner, agent and attorney-in-fact for IBERIABANK, does grant, bargain, sell and convey unto the said CSB ALABAMA CRE HOLDINGS, LLC, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 5B, according to the Final Plat of The Woodlands Sector 4, as recorded in Map Book 36, Page 89, in the Probate Office 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 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.



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IN WITNESS WHEREOF, the said IBERIABANK, by its agent and attorney-in-fact for IBERIABANK, as auctioneer conducting said sale, has caused these presents to be executed on this, the 22<sup>nd</sup> day of July, 2010.

IBERIABANK

BY: [Signature]  
J. Todd Miner, agent and attorney-in-fact for  
IBERIABANK, as Auctioneer

[Signature]  
J. Todd Miner, 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 J. Todd Miner, whose name as agent and attorney-in-fact for IBERIABANK 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 22<sup>nd</sup> day of July, 2010.

[Signature]

Notary Public

My Commission Expires:

1/28/14



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