

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, KEYSTONE BUILDING CO., INC. ("Mortgagor"), executed that certain Commercial Real Estate Mortgage and Assignment of Leases and Rents to BRANCH BANKING AND TRUST COMPANY, SUCCESSOR IN INTEREST TO COLONIAL BANK BY ASSET ACQUISITION FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR COLONIAL BANK ("Mortgagee"), which said Mortgage was recorded on March 12, 2003, in Instrument No. 20030312000149930, as affected by that certain Assignment of Security Instruments and Other Loan Documents from the Federal Deposit Insurance Corporation in its capacity as Receiver for Colonial Bank to Branch Banking and Trust Company (BB&T), recorded in the Probate Office of Shelby County, Alabama, in Instrument No. 20091020000394580; and

WHEREAS, default was made in the payment of the Mortgage indebtedness secured by said Mortgage, and Branch Banking and Trust Company, as holder of said Mortgage, 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 August 4, August 11, and August 18, 2010; and

WHEREAS, on August 27, 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 Branch Banking and Trust Company did offer for sale at public outcry, in front of the front entrance of the courthouse in the City of Columbiana of Shelby County, Alabama, to the highest bidder for cash, the hereinafter described real property; and

WHEREAS, the highest and best bid was the bid of \$51,000.00, made by Eagle AL I SPE, LLC, a North Carolina limited company; and

WHEREAS, Sherrie L. Phillips as designated agent for Branch Banking and Trust Company, acted as auctioneer as provided by the terms of said Mortgage and conducted the sale; and

WHEREAS, said Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale the deed to the property so purchased,

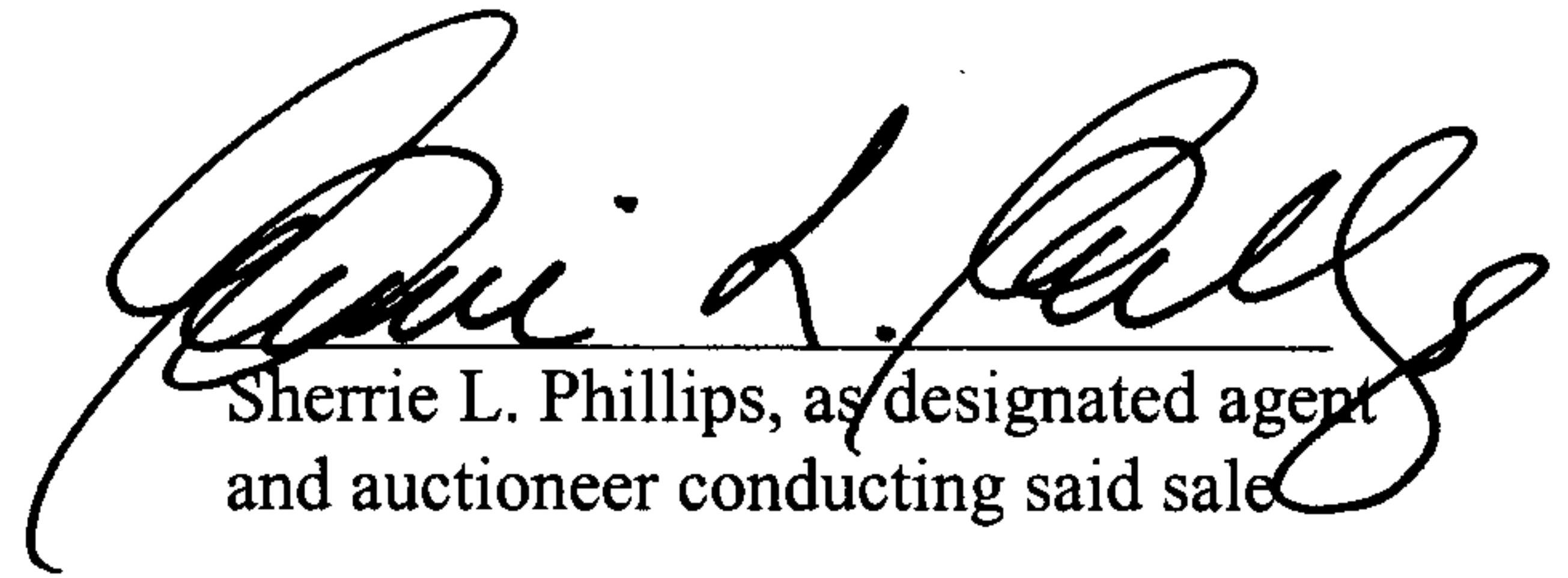
NOW, THEREFORE, in consideration of the premises and payment of \$51,000.00, by Eagle AL SPE, LLC, said Branch Banking and Trust Company, by and through said Sherrie L. Phillips, auctioneer, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Eagle AL I SPE, LLC, a North Carolina limited liability company, the following described real property, situated in the County of Shelby, State of Alabama, more particularly described as follows, to wit:

LOTS 9 AND 19, ACCORDING TO THE SURVEY OF HAYESBURY COMMERCIAL PARK, AS RECORDED IN MAP BOOK 30, PAGE 71, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto the said Eagle AL I SPE, LLC, its successors and assigns, forever; subject, however to the statutory right of redemption on the part of those entitled to redeem from such foreclosure as provided by the laws of the State of Alabama and the United States of America, as such laws are interpreted and enforced by the courts of Alabama and the United States.

The said property was sold on an "as is, where is," basis subject to any easements, encumbrances, and exceptions contained in said mortgage and those contained in the records in the Office of the Judge of Probate where the above-described property is situated. Said property was sold without warranty or recourse, express or implied as to title, use and/or enjoyment and was sold subject to the right of redemption of all parties entitled thereto.

IN WITNESS WHEREOF, the said Branch Banking and Trust Company, by Sherrie L. Phillips, as auctioneer conducting said sale has caused these presents to be executed on the 31st day of August 2010.


Sherrie L. Phillips, as designated agent
and auctioneer conducting said sale

THIS INSTRUMENT PREPARED BY:

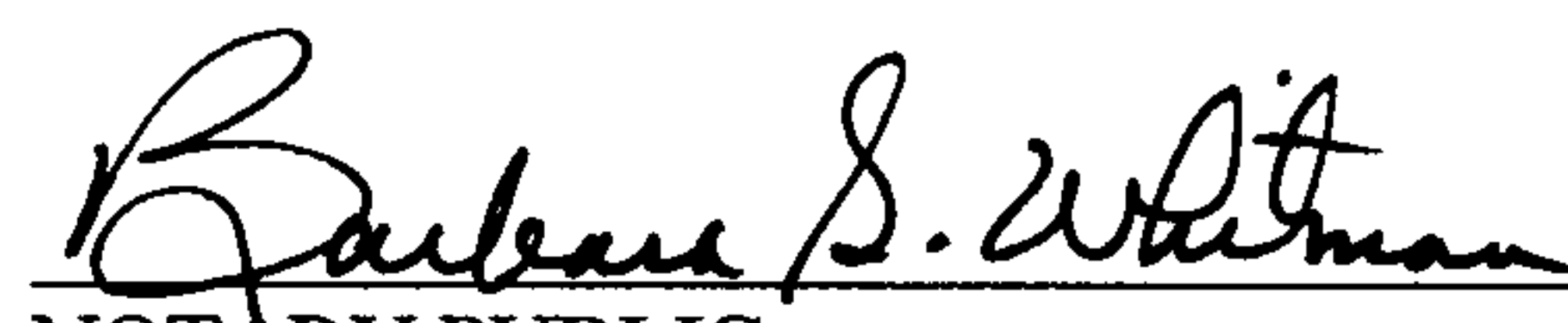
Sherrie L. Phillips
Sasser, Sefton, Tipton & Davis, P.C.
2000 Interstate Park Drive, Suite 300
Montgomery, AL 36109
(334) 532-3400

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

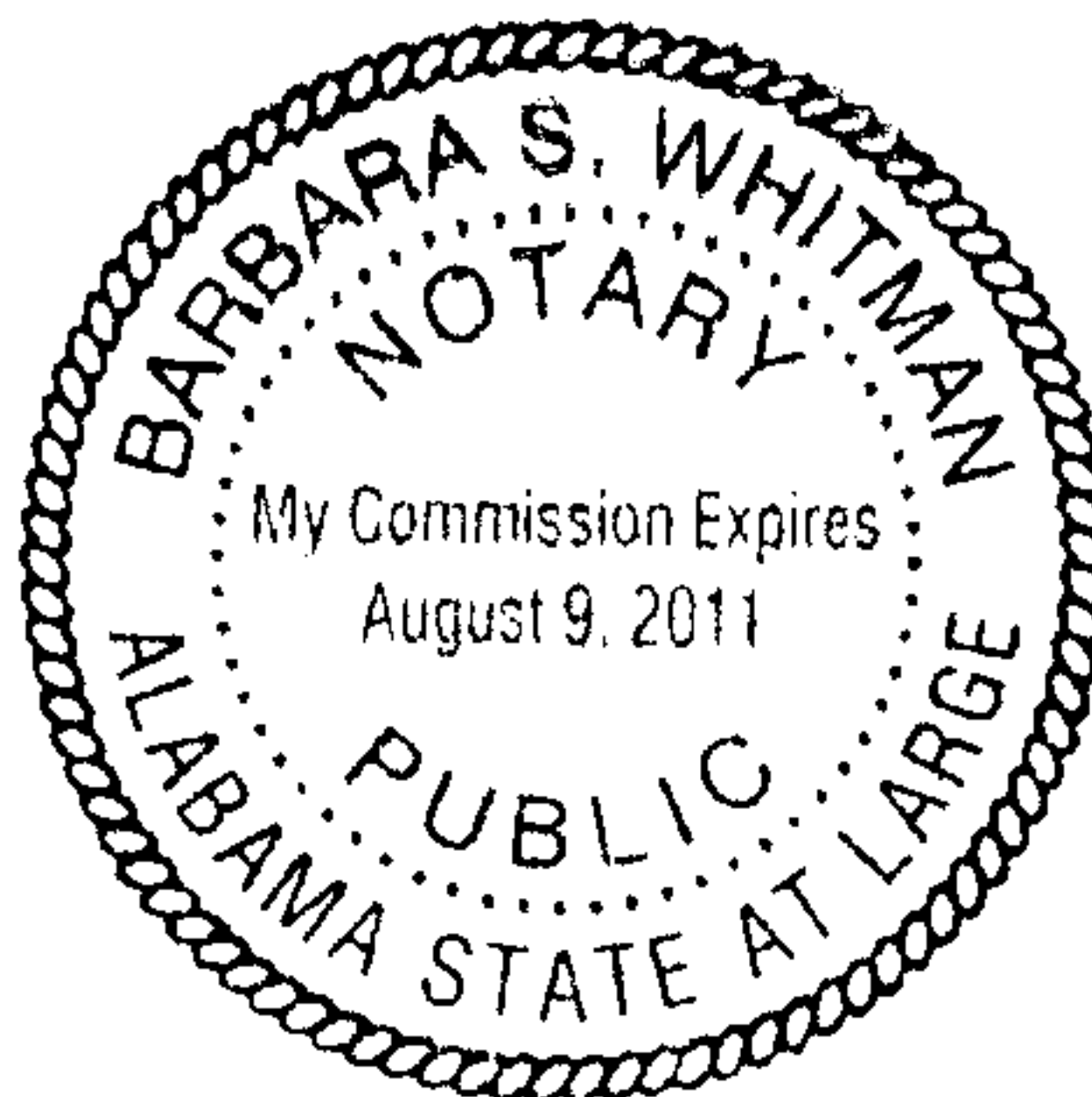
Deed Tax : \$51.00

I, Barbara S. Whitman, a Notary Public in and for said County, in said State, hereby certify that Sherrie L. Phillips, whose name as Auctioneer, 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, 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 31st day of August 2010.


NOTARY PUBLIC
My Commission Expires: 8-9-11

Grantee's Address:
Eagle AL I SPE, LLC
2501 20th Place South
Birmingham, AL 35223



20100907000288320 2/2 \$68.00
Shelby Cnty Judge of Probate, AL
09/07/2010 01:36:20 PM FILED/CERT