


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

Send Tax Notice To:  
Compass Bank  
Attn: Ron Hendrix  
15 South 20th Street  
Birmingham, AL 35233

FORECLOSURE DEED

  
20101011000336990 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
10/11/2010 12:12:34 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: August 17, 2004, Robert M. Grills, mortgagor, executed a certain mortgage to Compass Bank which said mortgage is recorded in Instrument #20040823000471810, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Compass Bank 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 25, September 1, 8, and 22, 2010; and,

WHEREAS, on October 7, 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 Compass Bank 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 Compass Bank in the amount of Two Million Three Hundred Thousand and 00/100 Dollars (\$2,300,000.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Compass Bank; and,

WHEREAS, Karen G. Knowlton, agent and attorney-in-fact for Compass Bank, 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 Million Three Hundred Thousand and 00/100 Dollars (\$2,300,000.00), Robert M. Grills, mortgagor, by and through the said Karen G. Knowlton, agent and attorney-in-fact for Compass Bank, do grant, bargain, sell and convey unto the said Compass Bank, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

All of Section 27, Township 18 South, Range 1 East, Less and except forty (40) acres, more or less, deeded to Lenn Waters Morris in Deed Book 2001, Page 04853, and Thirteen (13) acres, more or less, deeded to Leroux Entertainment Corporation (Twin Pines Resort and Conference Center) in Deed Book 1998, Page 597, in Shelby County, Alabama.

Also less and except Property conveyed to Lenn Waters Morris in Deed recorded in Instrument 20090323000106230.

Also Less and Except Lots 1 and 2, according to the survey of Laura Grills Family Subdivision, as shown in map Book 41, Page 45, in the Probate Office of Shelby County, Alabama. Together with easement rights to that certain access easement as set out on the survey of Laura Grills Family Subdivision, as shown in map Book 41, Page 45, in the Probate Office of Shelby County, Alabama, more particularly described in Instrument 20090727000287180.

Subject to that certain Easement Agreement recorded at Instrument 20090219000059620.

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 Compass Bank, 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 Compass Bank, by Karen G. Knowlton, agent and attorney-in-fact for Compass Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 8<sup>th</sup> day of October, 2010.

Compass Bank

BY: Karen G. Knowlton

Karen G. Knowlton, agent and attorney-in-fact for  
Compass Bank, as Auctioneer

Karen G. Knowlton  
Karen G. Knowlton, as Auctioneer conducting said sale

THE STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen G. Knowlton, whose name as agent and attorney-in-fact for Compass Bank 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 8<sup>th</sup> day of October, 2010.

Heather D. Childress  
Notary Public  
My Commission Expires: 11/13/2011

SEAL



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