

This instrument prepared by:  
Brian R. Walding, Esq.  
*Walding, LLC*  
505 20<sup>th</sup> Street North, Ste. 620  
Birmingham, AL 35203

Send tax notice to:  
IBERIABANK  
Attn: Mark Reiber  
2340 Woodcrest Place  
Birmingham, AL 35209

FORECLOSURE DEED

Shelby County, AL 10/18/2010

State of Alabama

Deed Tax : \$538.00

STATE OF ALABAMA )

COUNTY OF SHELBY )



20101018000347730 1/5 \$566.00  
Shelby Cnty Judge of Probate, AL  
10/18/2010 03:10:53 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: March 21, 2007, THE BRYANT GROUP, L.L.C., an Alabama Limited Liability Company, mortgagor, executed a certain mortgage to CAPITALSOUTH BANK, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama at Instrument #20070402000146470, and assigned to IBERIABANK pursuant to that certain Assignment of Note, Mortgage and Loan Documents by and between IBERIABANK and the FEDERAL DEPOSIT INSURANCE CORPORATION, RECEIVER OF CAPITALSOUTH BANK, BIRMINGHAM, ALABAMA recorded in the Office of the Judge of Probate of Shelby County, Alabama at Instrument #20100208000038950; 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 *The Shelby County Reporter*, a newspaper of general circulation in Shelby County, Alabama, in its issues of September 22, 29, October 6 & 13, 2010; and,

WHEREAS, on October 18, 2010, the day on which the foreclosure sale was due to be

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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,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of CSB ALABAMA CRE HOLDINGS, LLC, an Alabama limited liability company, in the amount of Five Hundred Thirty-Seven Thousand Six Hundred Eighty and 00/100 (\$537,680.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to CSB ALABAMA CRE HOLDINGS, LLC; and,

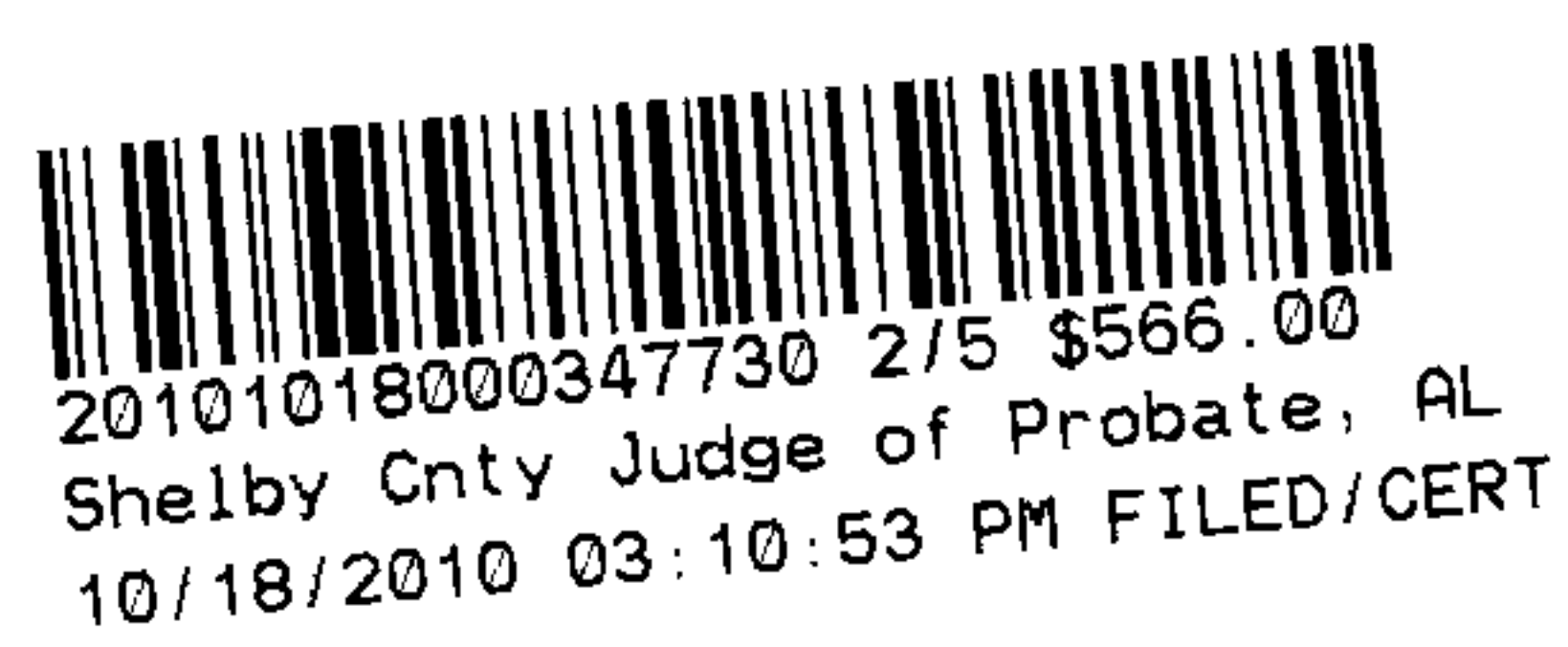
WHEREAS, Teresa S. Adams, agent and attorney-in-fact for IBERIABANK, acted as auctioneer as provided in said mortgage and conducted the said sale; and,

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 Five Hundred Thirty-Seven Thousand Six Hundred Eighty and 00/100 (\$537,680.00), THE BRYANT GROUP, L.L.C., an Alabama Limited Liability Company, mortgagor, by and through the said Teresa S. Adams, agent and attorney-in-fact for IBERIABANK, does grant, bargain, sell and convey unto the said CSB ALABAMA CRE HOLDINGS, LLC, all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the West ½ of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:  
Commencing at a crimp pipe found at the Northwest corner of the Northwest ¼ of the Southeast ¼ of Section 9, Township 22 South, Range 3 West; thence South 0 degrees 52 minutes 50 seconds East a distance of 632.15 feet to a 1-inch X 1-inch angle iron found; thence South 0 degrees 07 minutes 43 seconds West a distance

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of 647.56 feet to a capped rebar found; thence North 85 degrees 49 minutes 45 seconds West a distance of 257.70 feet to a capped rebar found; thence following the curvature thereof an arc distance of 337.36 feet to a capped rebar found; (said arc having a chord bearing of North 87 degrees 48 minutes 03 seconds West, a counterclockwise direction, a chord distance of 337.17 feet and a radius of 2902.09 feet); thence North 86 degrees 39 minutes 5 seconds West a distance of 88.32 feet to a capped rebar found, which is the point of beginning; thence North 89 degrees 51 minutes 27 seconds West a distance of 650.98 feet to a capped rebar found; thence North 88 degrees 01 minutes 52 seconds West a distance of 1315.56 feet to a capped rebar found; thence North 01 degrees 52 minutes 16 seconds West a distance of 317.93 feet to a  $\frac{3}{4}$  - inch pipe found; thence North 00 degrees 04 minutes 42 seconds East a distance of 328.22 feet to a capped rebar found; thence South 88 degrees 01 minutes 54 seconds East a distance of 651.21 feet to a capped rebar found; thence North 0 degrees 38 minutes 08 seconds West a distance of 1478.75 feet to a  $\frac{3}{4}$  - inch pipe found; thence South 87 degrees 08 minutes 57 seconds East a distance of 1820.78 feet to a capped rebar set; thence South 6 degrees 33 minutes 19 seconds West a distance of 784.95 feet to a capped rebar set; thence following the curvature thereof an arc distance of 840.91 feet to a capped rebar set (said arc having a chord bearing South 13 degrees 57 minutes 46 seconds West, a clockwise direction, a chord distance of 838.16 feet and a radius of 2998.46 feet); thence South 21 degrees 43 minutes 30 seconds West a distance of 500.89 feet to the point and place of beginning.

#### LESS AND EXCEPT:

Commencing at a crimp pipe found at the NW corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, the S 0 degrees 52 minutes 50 seconds E a distance of 632.15 feet to a 1x1 angle iron found; thence S 0 degrees 07 minutes 43 seconds W a distance of 647.56 feet to a capped rebar set along the Northerly Right of Way of Unnamed Road (30 foot ROW); thence N 85 degrees 49 minutes 45 seconds W and along the northerly Right of Way of said road a distance of 257.70 feet to a capped rebar set; thence following the curvature thereof an arc distance of 337.13 feet and along the northerly Right of Way of said road to a capped rebar set along the Easterly Right of Way of Salem Road or Shelby County Road 15 (80 foot ROW) (said arc having a chord bearing of N 87 degrees 47 minutes 54 seconds W, a counterclockwise direction, a chord distance of 336.94 feet and a radius of 2902.09 feet); thence S 86 degrees 38 minutes 27 seconds W a distance of 88.49 feet to a capped rebar set along the Westerly Right of Way of Salem Road or Shelby County Road 15 (80 foot ROW); thence N 21 degrees 56 minutes 38 seconds E and along the Westerly Right of Way of Salem Road a distance of 468.75 feet to a capped rebar set; thence following the curvature thereof an arc distance of 28.64 feet and along the Westerly Right of Way of said road to a point (said arc having a chord bearing of N 21 degrees 41 minutes 30 seconds E, a counterclockwise direction, a chord distance of 28.64 feet and a radius of 3250.87 feet), which is the point of BEGINNING; thence N 78 degrees 26 minutes 53 seconds W a distance of 322.11 feet to a point; thence N 11 degrees 33 minutes

07 seconds E a distance of 460.70 feet to a point; thence S 78 degrees 26 minutes 53 seconds E a distance of 368.93 feet to a point; thence following the curvature thereof an arc distance of 463.46 feet and along the Westerly Right of Way of Salem Road (said arc having a chord bearing of S 17 degrees 21 minutes 18 seconds W, a clock-wise direction, a chord distance of 463.07 feet and a radius of 3250.87 feet); to the point and place of BEGINNING.


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.


[SIGNATURE PGE TO FOLLOW]

  
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IN WITNESS WHEREOF, the said IBERIABANK, by Teresa S. Adams, agent and attorney-in-fact for IBERIABANK, as auctioneer conducting said sale, has caused these presents to be executed on this, the 18th day of October, 2010.

BY:   
Teresa S. Adams, agent and attorney-in-fact for  
IBERIABANK, as Auctioneer


  
Teresa S. Adams, 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 Teresa S. Adams, 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 18th day of October, 2010.

  
Notary  
My Commission Expires: 4/20/2014



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