


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

CORRECTIVE FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY


20101101000364930 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/01/2010 02:20:51 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, on October 11, 2010, a prior foreclosure deed was recorded in Instrument Number 20101011000336990, reflecting Robert M. Grills as the mortgagor, of a certain mortgage to Compass Bank which said mortgage is recorded in instrument #20040823000471810, in the Office of the Judge or Probate of Shelby County, Alabama; and,

WHEREAS, this Corrective Foreclosure Deed is intended to correct the prior deed by showing the that heretofore on, to-wit: August 17, 2004, Robert M. Grills and Laura H. Grills, husband and wife, mortgagors, 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 both the credit of Two Million Three Hundred Thousand and 00/100 Dollars (\$2,300,000.00), and the intent to correct a prior deed (Shelby County Instrument Number 20101011000336990) to include both Robert M. Grills and Laura H. Grills, husband and wife, mortgagors, 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.



20101101000364930 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/01/2010 02:20:51 PM FILED/CERT

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.

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 29 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 29 day of October, 2010.

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

SEAL