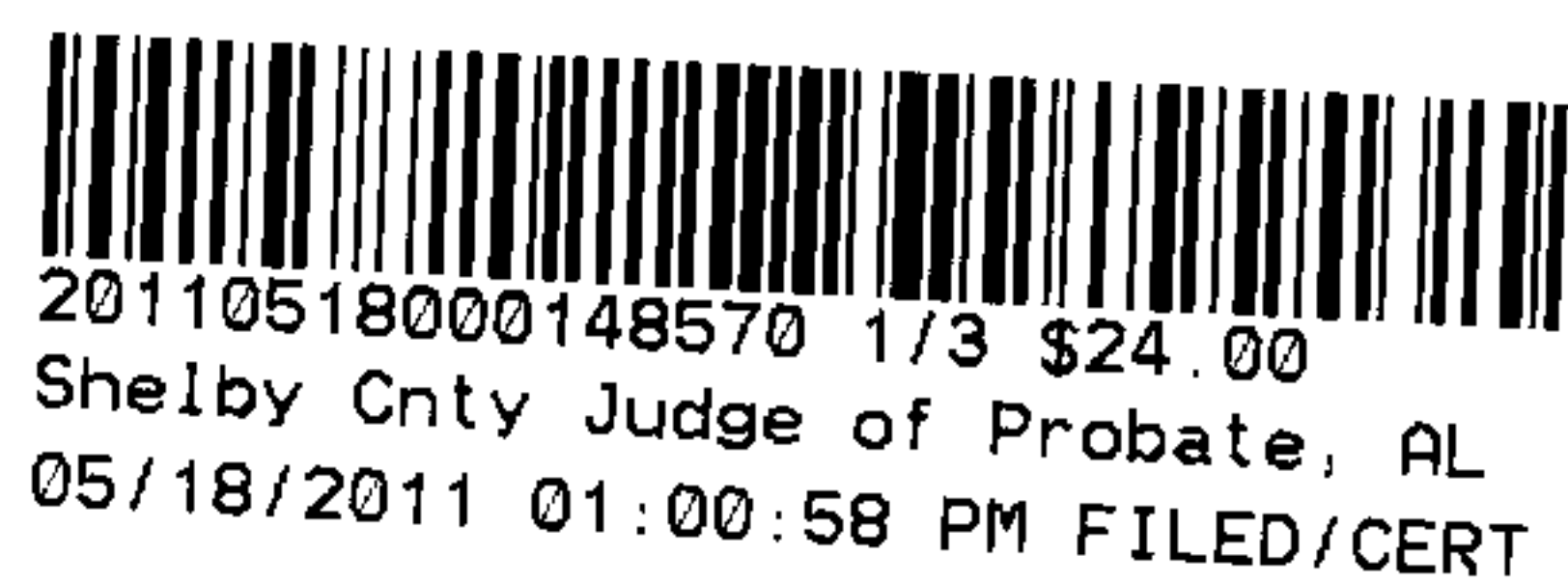


THIS INSTRUMENT PREPARED BY:

Kevin C. Gray, Esq.
Maynard, Cooper & Gale, P.C.
655 Gallatin Street, S.W.
Huntsville, Alabama 35801



STATE OF ALABAMA)
COUNTY OF SHELBY) **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS: That **WHEREAS**, on April 15, 2004, **EDWARDS SPECIALTIES, INC.**, an Alabama corporation, delivered to **RBC BANK (USA)**, a North Carolina banking corporation, successor by merger to **AMSOUTH BANK** (the “**Bank**”), that certain Real Estate Mortgage and Security Agreement (the “**Mortgage**”) executed by the said Edwards Specialties, Inc., covering lands hereinafter described, situated in Shelby County, Alabama, said Mortgage being recorded on April 16, 2004 as Instrument Number 20040416000199490, as modified by that certain Mortgage Modification Agreement, dated January 13, 2005, and recorded as Instrument Number 20050518000024800, as further modified by that certain Second Mortgage Modification Agreement, dated May 6, 2005, and recorded as Instrument Number 20050511000227310, as assigned to RBC Bank (USA), a North Carolina banking corporation, formerly known as RBC Centura Bank, pursuant to that certain Assignment dated March 9, 2007, and recorded as Instrument Number 20070416000174210, all in the Probate Records in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by the terms of said Mortgage, the Bank was authorized, empowered and granted the right, in the event of default in the payment of the indebtedness secured thereby according to the terms thereof, to sell said property at the front or main door of the Courthouse in Columbiana, Shelby County, Alabama, for cash, to the highest bidder, after giving three weeks notice of the time, place and terms of sale, together with a description of the property to be sold, by publication in any newspaper published in Shelby County, Alabama, once a week for three consecutive weeks; and

WHEREAS, said Mortgage provided that in the case of a sale under the right, power and authority contained therein that the Bank and/or auctioneer conducting such sale shall make proper conveyance to the purchaser in the name of the Mortgagor; and it was further provided in and by the terms of said instrument that the Bank might bid at said sale and purchase said property like strangers, if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage and the Bank did declare all of the indebtedness secured by the Mortgage due and payable and did give notice of the foreclosure of said Mortgage, by publication in *The Shelby County Reporter*, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 27, 2011, May 4, 2011, and May 11, 2011; and

WHEREAS, on the 18th day of May, 2011, foreclosure sale was duly and properly held under the terms of said notice, between the legal hours of sale, and the Bank did offer for sale and did sell at public outcry, in front of the main entrance of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described after having offered said property for sale; and

WHEREAS, the undersigned Angela Foley was the Auctioneer and the person conducting said sale for the Bank; and

WHEREAS, the highest and best bid for the property described in said Mortgage was the bid of RBC Bank (USA) in the amount of **Five Hundred Twenty Seven Thousand and No/100 Hundred Dollars (\$527,000.00)**.

NOW, THEREFORE, in consideration of the premises and of the credit of the above amount against the indebtedness of Edwards Specialties, Inc., to the owner of the Mortgage hereinabove referred to, the Bank, acting by and through Angela Foley, as Auctioneer and the person conducting said sale, and Edwards Specialties, Inc., acting by and through Angela Foley, as its attorney-in-fact, all as provided in said instrument, do hereby **GRANT, BARGAIN, SELL and CONVEY** unto the said RBC Bank (USA), subject to the matters hereinafter set forth and to the statutory right of redemption of those entitled to redeem as provided by the laws of the State of Alabama, the following described real property situated in Shelby County, Alabama; to wit:

A parcel of land being the West half of Northwest quarter of Section 35, Township 21 South, Range 3 West, being situated in Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 88 degrees 23 minutes 04 seconds West along the North line of said Section 35 a distance of 1391.49 feet; thence South 02 degrees 18 minutes 17 seconds East a distance of 2585.98 feet; thence South 88 degrees 59 minutes 56 seconds East a distance of 478.29 feet; thence South 87 degrees 53 minutes 52 seconds East a distance of 810.85 feet to the Southwest corner of Lot 4 of Hidden Lake Estates as recorded in Map Book 26, Page 8; thence North 00 degrees 06 minutes 31 seconds West along the West line of said Lot 4 a distance of 803.80 feet to the common corner of Lots 3 and 4 of Hidden Lake Estates; thence North 00 degrees 02 minutes 08 seconds West a distance of 478.62 feet to the Northwest corner of Lot 3 and the accepted Northwest corner of the Southeast quarter of the Northwest quarter of said Section 35 according to Hidden Lakes Estates, as recorded in Map Book 26, Page 8; thence North 88 degrees 13 minutes 54 seconds East a distance of 57.00 feet to the accepted Southwest corner of the Northeast quarter of the Northwest quarter of said Section 35 according to Oakdale Estates as recorded in Map Book 5, Page 98; thence North 00 degrees 05 minutes 42 seconds East a distance of 195.70 feet to the Northwest corner of Lot 8 of Oakdale Estates; thence North 02 degrees 45

minutes 54 seconds West along the West boundary of Monte Tierra as recorded in Map Book 5, Page 114 and the West boundary of Monte Tierra 1st Addition as recorded in Map Book 6, Page 93, a distance of 1182.72 feet to the POINT OF BEGINNING.

Less and Except the following:

Lots 1 through 12, inclusive, Lots 99 through 115, inclusive, and Lots 172 through 196, inclusive, The Lakes at Hidden Forest Phase I, according to the plat thereof, as recorded in Map Book 36, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

AND

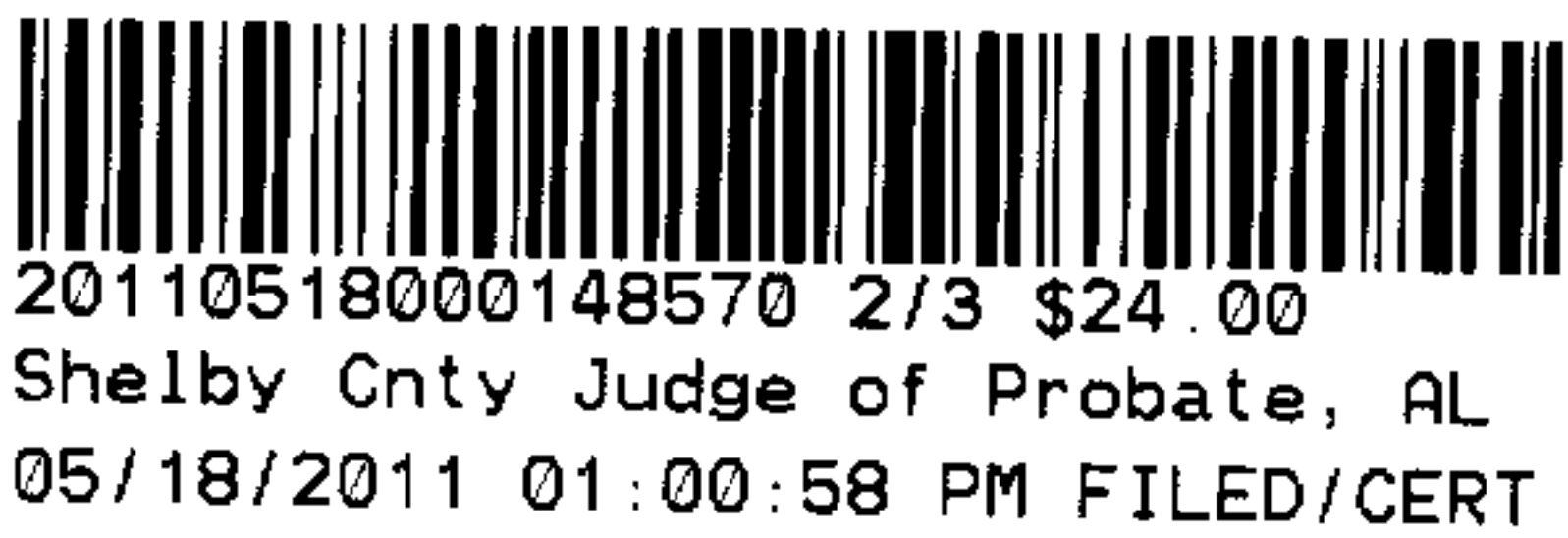
Lots 13 through 22, 90 through 98, 152 through 171, 197 through 212, 237 through 253, The Lakes at Hidden Forest Phase II, according to the plat thereof, recorded in Map Book 37, Page 12 A & B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto the said RBC Bank (USA), its successors and assigns forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem, and any taxes which may be due.

IN WITNESS WHEREOF, the Bank, acting by and through Angela Foley, as Auctioneer and the person conducting said sale, and Edwards Specialties, Inc., acting by and through Angela Foley, as Auctioneer and Attorney-in-Fact, and Angela Foley, as Auctioneer conducting said sale, has hereunto set her hand and seal on this the 18th day of May, 2011.

RBC BANK (USA), a North Carolina banking corporation, successor by merger to AMSOUTH BANK

By: Angela Foley
Angela Foley, as Auctioneer and the person conducting said sale



EDWARDS SPECIALTIES, INC., an Alabama corporation

By: Angela Foley
Angela Foley, as Auctioneer and the person conducting said sale

Angela Foley
ANGELA FOLEY

STATE OF ALABAMA)
 :
COUNTY OF Jefferson)

I, the undersigned, Notary Public in and for said County in said State, hereby certify that **Angela Foley**, whose name as auctioneer and the person conducting said sale for **RBC BANK (USA)**, a North Carolina banking corporation, successor by merger to AMSOUTH BANK, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as such Auctioneer and the person conducting said sale, as attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of May, 2011.

[NOTARIAL SEAL]

Phyllis B. Rudloff
NOTARY PUBLIC
My Commission Expires: 9/25/13

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Angela Foley**, whose name as Auctioneer and the person conducting said sale for **EDWARDS SPECIALTIES, INC.**, an Alabama corporation, 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 and the person conducting the sale, as attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of May, 2011.

[NOTARIAL SEAL]

Phyllis B. Rudloff
Notary Public
My Commission Expires: 9/25/13

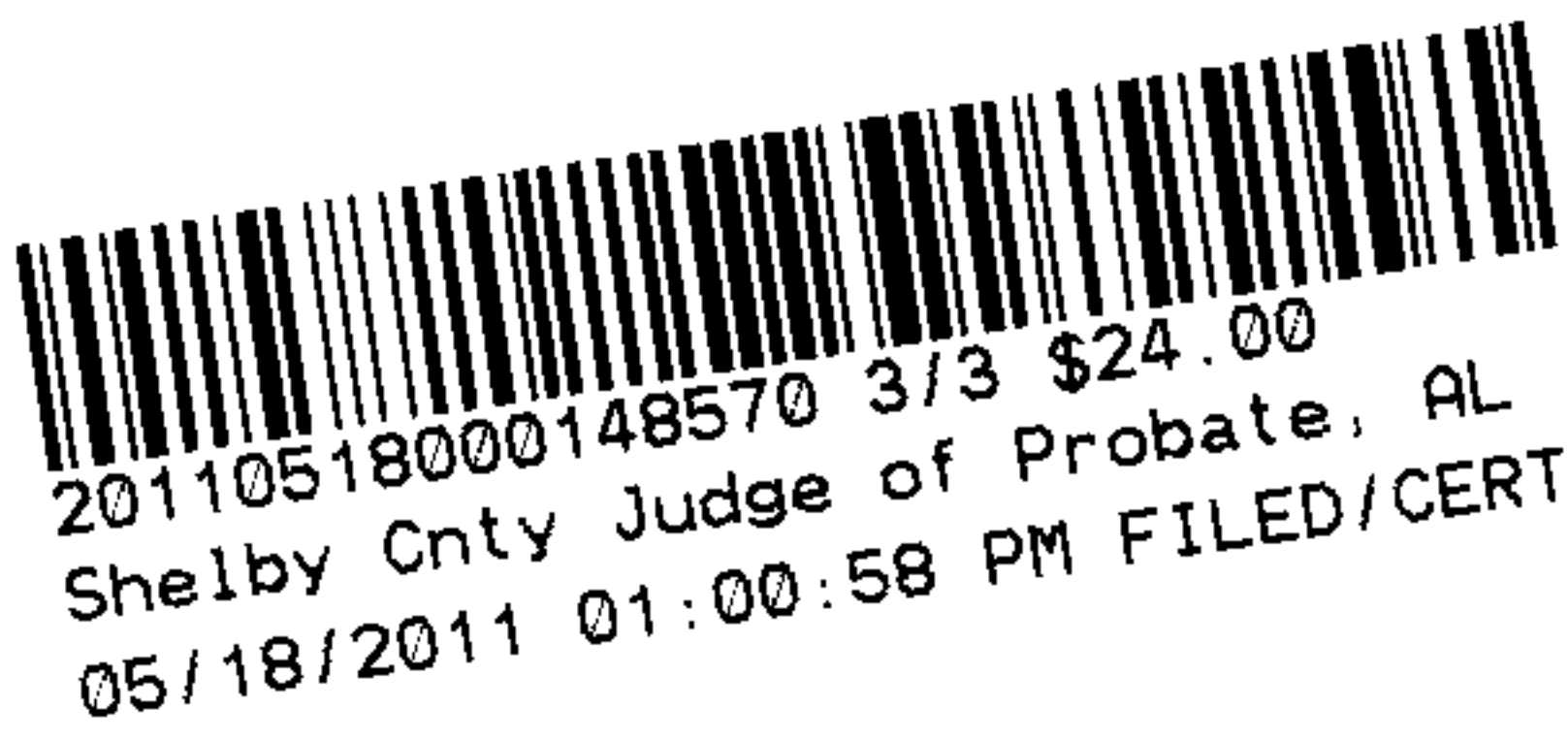
STATE OF ALABAMA)
COUNTY OF Jefferson)
~~MADISON~~

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **ANGELA FOLEY**, 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 the 18th day of May, 2011.

[NOTARIAL SEAL]

Phyllis B. Rudloff
Notary Public
My Commission Expires: 9/25/13



SEND TAX NOTICE TO:
RBC Bank (USA)
1927 First Avenue North
Birmingham, AL 35203