


MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20110708000198880 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
07/08/2011 11:54:25 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, **Pelham Senior Living Triple Net, LLC, a Delaware limited liability company** (the “Grantor” or “Pelham Senior Living”), executed that certain Mortgage to **Greystone Servicing Corporation, Inc., a Georgia corporation**, dated March 12, 2009, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in **Instrument No. 20090312000089750**; and modified by that certain Assignment of Mortgage from Greystone Servicing Corporation, Inc. to Midland Loan Services, Inc., dated June 25, 2009, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in **Instrument No. 20090709000264620**; and modified by that certain Assignment of Mortgage from Midland Loan Services, Inc. to Greystone Servicing Corporation, Inc., dated June 28, 2010, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in **Instrument No. 20100708000216700**; and modified by that certain Assignment of Mortgage from Greystone Servicing Corporation, Inc. to The Secretary of Housing and Urban Development, dated August 26, 2010, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in **Instrument No. 20100916000303720**; and modified by that certain Assignment of Mortgage from The Secretary of Housing and Urban Development to Bank of Camden (herein referred to as “Grantee” or “Mortgagee”), dated March 10, 2011, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in **Instrument No. 20110329000098120** (collectively, the “Mortgage”); and,

WHEREAS, default was made in payment of the indebtedness secured by said Mortgage, and Bank of Camden did declare all of the indebtedness secured by the 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 U.S. Regular Mail, and by publication in the **Shelby County Reporter**, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of **June 15, 2011, June 22, 2011 and June 29, 2011**; and,

WHEREAS, on **July 8, 2011**, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Bank of Camden did offer for sale and sell at public outcry, on the steps of the main entrance of the Shelby County, Alabama Courthouse located at Main Street, Columbiana, Alabama 35051, the property hereafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned Mortgage was the bid of Bank of Camden in the amount of **\$900,000.00** which sum was offered to be credited on the indebtedness secured by said Mortgage, and said property was thereupon sold to Bank of Camden; and,

WHEREAS, Bradley R. Hightower conducted the sale on behalf of Bank of Camden;
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 **\$900,000.00**,
Pelham Senior Living, Mortgagor, by and through Bank of Camden, does grant, bargain, sell and
convey unto Bank of Camden, the real property situated in Shelby County, Alabama described in
the attached **Exhibit "A."**

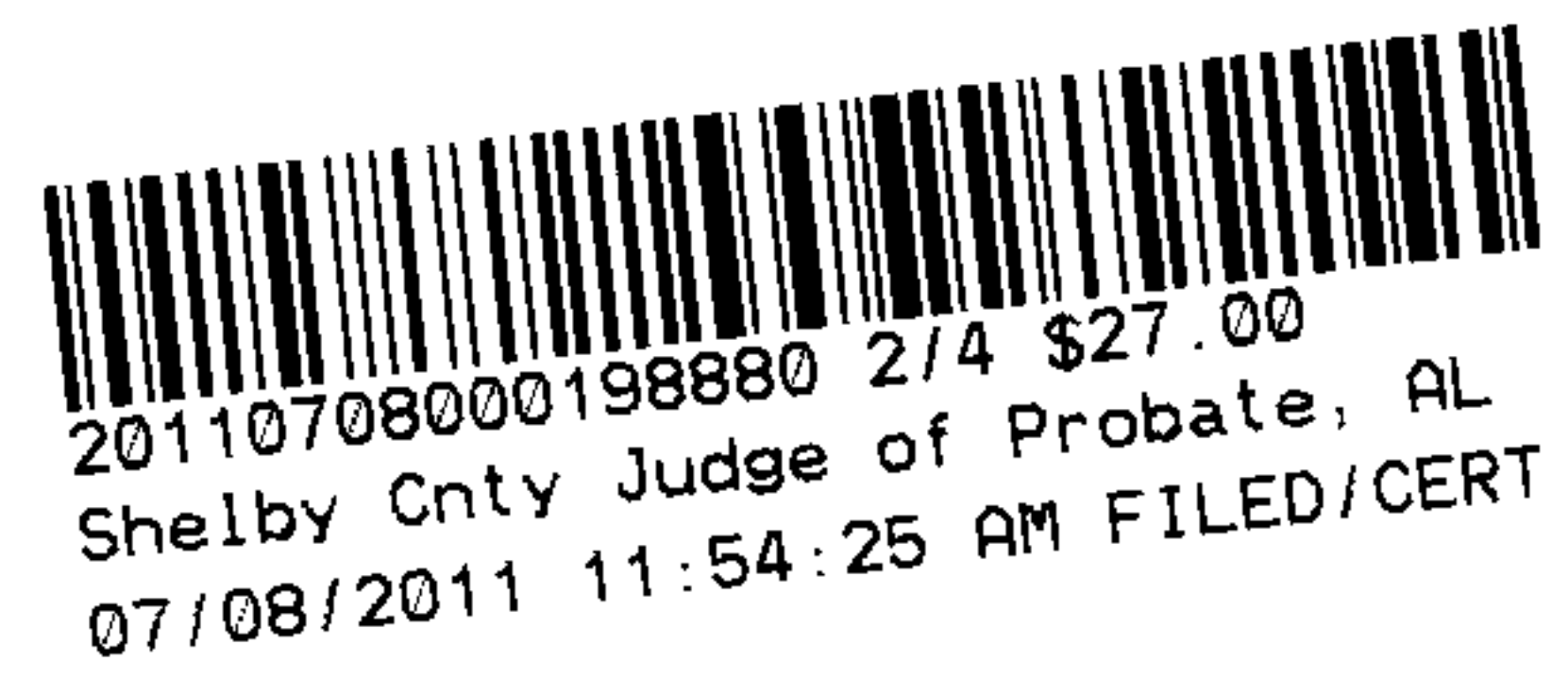
TO HAVE AND TO HOLD, the above described property unto Bank of Camden,
its/his/her successors and assigns forever; subject however, to the statutory right of redemption
on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Pelham Senior Living Triple Net, LLC, Mortgagor, by Bank
of Camden, by Bradley R. Hightower, as auctioneer conducting said sale caused these presents to
be executed on this the 8th day of July 2011.

Pelham Senior Living Triple Net, LLC, a Delaware limited liability company

By: **Bank of Camden**

By: 
Bradley R. Hightower,
Auctioneer



STATE OF ALABAMA)
COUNTY OF Shelby)

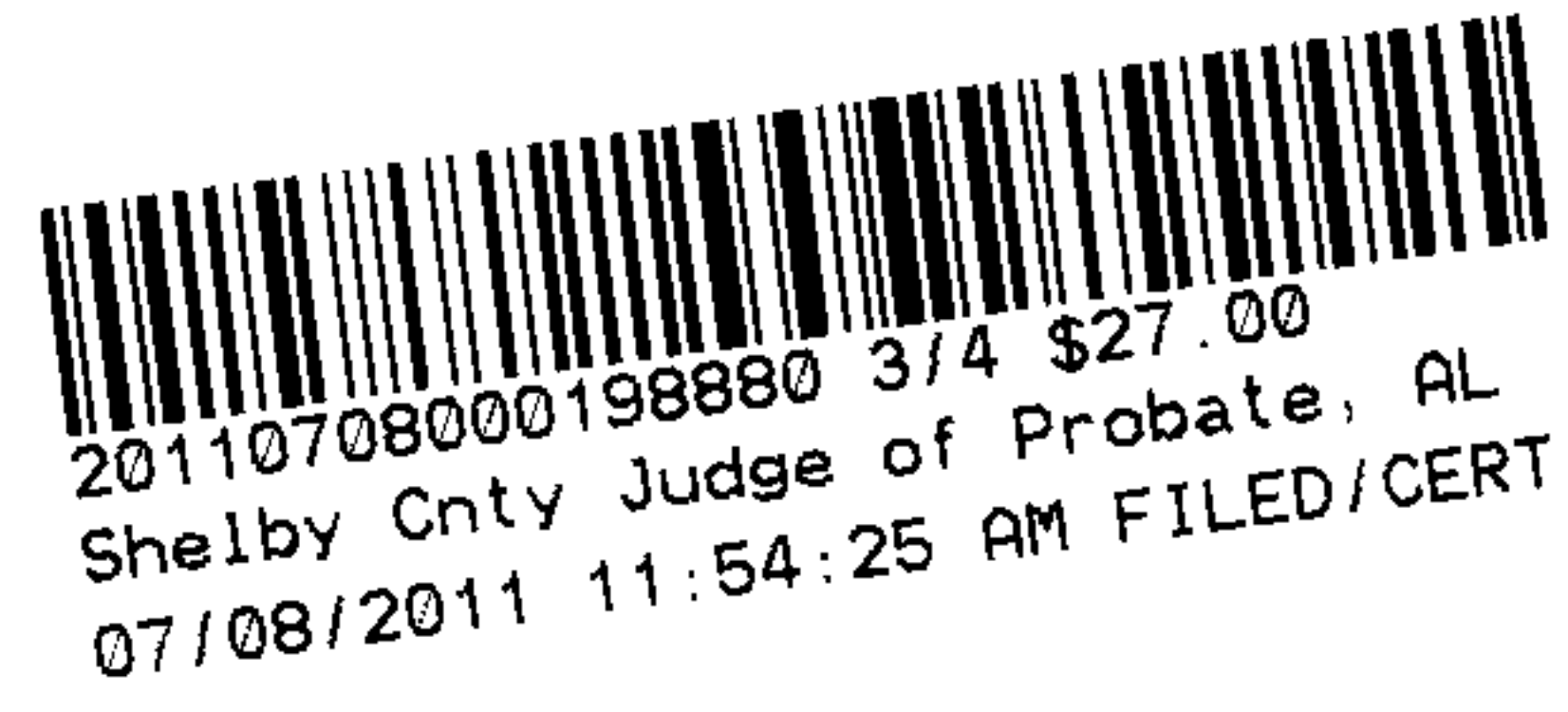
I, the undersigned, a Notary Public in and for said County in said State, hereby certify
that Bradley R. Hightower, whose name as auctioneer for Bank of Camden is signed to the
foregoing conveyance and who is known to me, acknowledged before me on this day, that, being
informed of the contents of this conveyance, he, in his capacity as such auctioneer, executed the
same voluntary on the day the same bears date.

Given under my hand and official seal this the 8th day of July 2011.

Jessica K. Holland
NOTARY PUBLIC
My Commission Expires: 4/20/14

This Instrument Prepared By:

Daniel D. Sparks
Bradley R. Hightower
Christian & Small, LLP
505 20th Street North
Suite 1800
Birmingham, Alabama 35203
(205) 795-6588



Grantee's Address:

Bank of Camden
180 Highway 641 North
Camden, Tennessee 38320

EXHIBIT A
PROPERTY DESCRIPTION

A part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, being more particularly described as follows:

Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, township 19 South, Range 3 West; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 138.44 feet to an existing iron pin and the point of beginning; thence continue West along the last described course 324.18 feet; thence turn right 116 degrees 32 minutes 26 seconds and run Northeasterly 247.63 feet to a point on the Southwesterly Right of Way of Old Montgomery Highway; thence turn right 92 degrees 00 minutes 07 seconds and run Southeasterly along said Right of Way line 294.56 feet; thence turn right 90 degrees 42 minutes 00 seconds and run Southwesterly 92.59 feet to the point of beginning; being ~~situation~~ *situated* in Shelby County, Alabama.

Being the same as the real property described in that certain Statutory Warranty Deed from Foundation-Maplewood Ridge, LLC to Pelham Senior Living Triple Net, LLC, dated May 21, 2007, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Instrument No. 20070524000242260.

LESS AND EXCEPT any part of the subject property lying within a road Right-Of-Way.



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