

STATE OF ALABAMA)
) MORTGAGE FORECLOSURE DEED
SHELBY COUNTY)

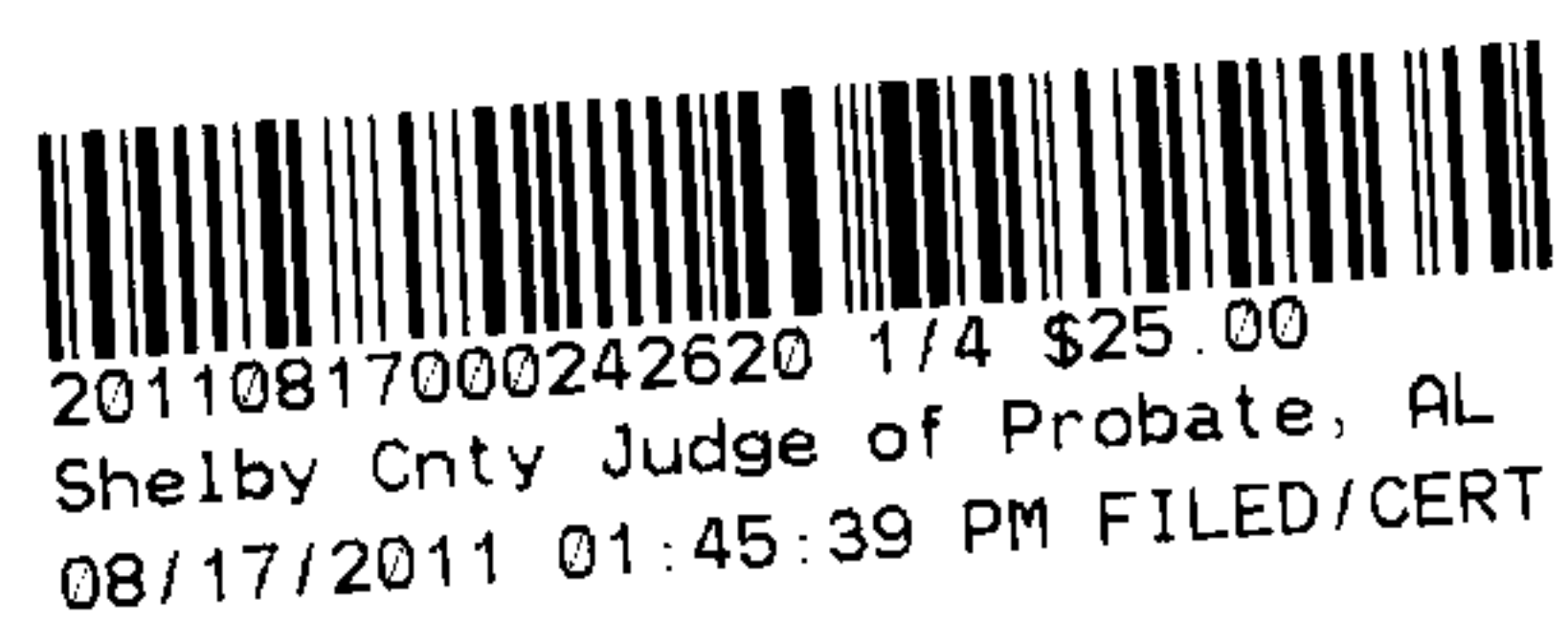
KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit May 30, 2008, Branchwood Properties & Associates, LLC, executed a certain mortgage on property hereinafter described to Merchants and Farmers Bank d/b/a M & F Bank, successor in interest to First National Bank of Shelby County, which said mortgage is recorded in Instrument #20080602000222540 and modified in Instrument #20081223000473600, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Merchants and Farmers Bank d/b/a M & F 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 foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of July 20, July 27 and August 3, 2011, WHEREAS, on the 17th day of August, 2011, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt W. Newsome as Attorney-in-Fact for the said Branchwood Properties & Associates, LLC did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for



the said Merchants and Farmers Bank d/b/a M & F Bank, and

WHEREAS, the said Merchants and Farmers Bank d/b/a M & F Bank was the highest bidder in the amount of One Million Three Hundred Seventy-Five Thousand Nine Hundred Thirty-Two and 50/100 Dollars (\$1,375,932.50), which sum of money Merchants and Farmers Bank d/b/a M & F Bank offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Merchants and Farmers Bank d/b/a M & F Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of One Million Three Hundred Seventy-Five Thousand Nine Hundred Thirty-Two and 50/100 Dollars (\$1,375,932.50), the said Branchwood Properties & Associates, LLC and Merchants and Farmers Bank d/b/a M & F Bank by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Merchants and Farmers Bank d/b/a M & F Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Northwest Quarter of the Southeast Half of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama, and run North 00 degrees 27 minutes 59 seconds East for 135.50 feet to the point of beginning being on the North right of way of Alabama Highway #70 from said point of beginning, continue North 00 degrees 27 minutes 59 seconds East for 1190.93 feet; thence run North 88 degrees 05 minutes 18 seconds West for 315.42 feet thence run South 00 degrees 39 minutes 16 seconds West for 861.07 feet; thence run South 86 degrees 01 minute 42 seconds East for 163.70 feet; thence run South 03 degrees 43 minutes 38 seconds West for 343.31 feet to the North right of way of Alabama Highway #70; thence along North right of way North 85 degrees 34 minutes 02 seconds East for 174.92 feet to the point of beginning.

ALSO:

A 30 foot ingress, egress and utility easement being described as follows: Commence at the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama and run North 00 degrees 27 minutes 59 seconds East for 135.50 feet to the North right of way of Alabama Highway #70 and the Point of Beginning of a 30 foot ingress, egress and utility easement; from said point of beginning, run North 00 degrees 27 minutes 59 seconds East for 1026.23 feet. Said easement being 30 feet in width and left of the above described line according to the Survey of Michael G. Moates, dated December 28, 2004.

LESS AND EXCEPT THE FOLLOWING:


Commence at the Southeast corner of the Northwest Half of the Southeast Quarter of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama and run North 00 degrees 27 minutes 59 seconds East for 135.50 feet to the North right of way of Alabama Highway 70, thence leaving said right of way, run North 00 degrees 27 minutes 59 seconds East for 1026.23 feet to the Point of Beginning. From said

Point of Beginning, continue North 00 degrees 27 minutes 50 seconds East for 164.71 feet, thence run North 88 degrees 05 minutes 18 seconds West for 314.42 feet, thence run South 00 degrees 39 minutes 15 seconds West for 173.58 feet; thence run South 89 degrees 41 minutes 59 seconds East for 315.89 feet to the point of beginning.


Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said Merchants and Farmers Bank d/b/a M & F Bank, its 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 and the United States of America.

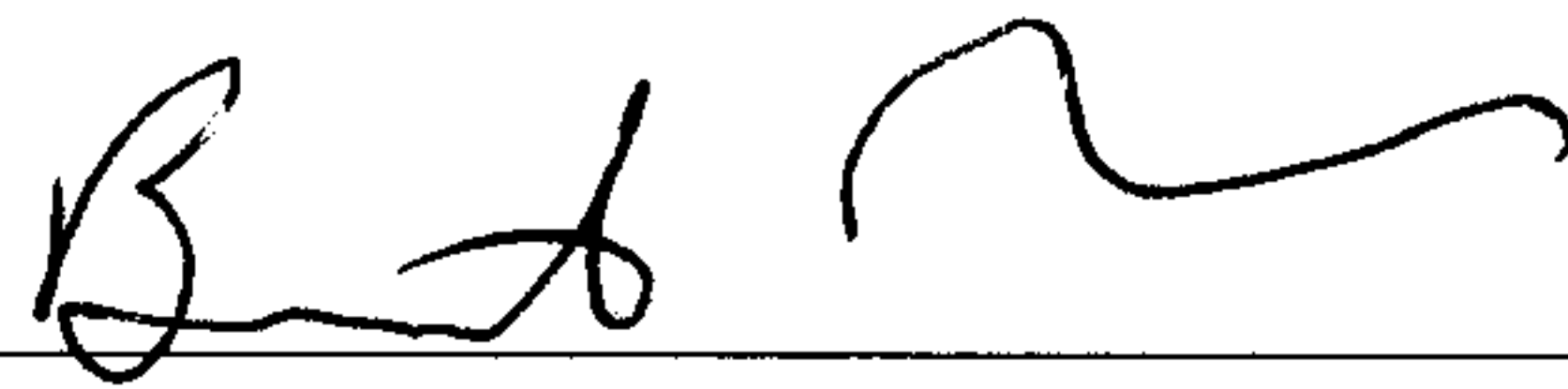
IN WITNESS WHEREOF, the said Branchwood Properties & Associates, LLC and Merchants and Farmers Bank d/b/a M & F Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 17th day of August, 2011.

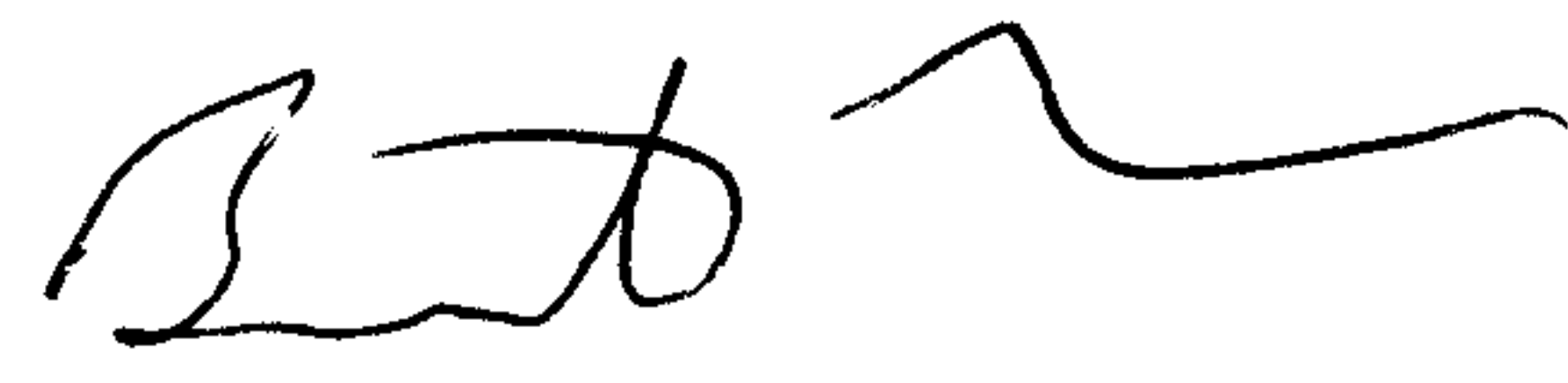

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Shelby Cnty Judge of Probate, AL
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BRANCHWOOD PROPERTIES &
ASSOCIATES, LLC

BY: 
Burt W. Newsome
Attorney-in-Fact

MERCHANTS AND FARMERS BANK
d/b/a M & F Bank, successor in interest to First
National Bank of Shelby County

BY: 
Burt W. Newsome
as Attorney-In-Fact and Agent

BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Branchwood Properties & Associates, LLC, whose name as Attorney-in-Fact and agent for Merchants and Farmers Bank d/b/a M & F Bank, successor in interest to First National Bank of Shelby County is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 17th day of August, 2011.

Amanda Miles

Notary Public in and for
the State of Alabama at Large

My Commission Expires 05/27/14

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME
NEWSOME LAW, LLC
ATTORNEYS AT LAW
Post Office Box 382753
Birmingham, Alabama 35238
(205) 747-1970



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