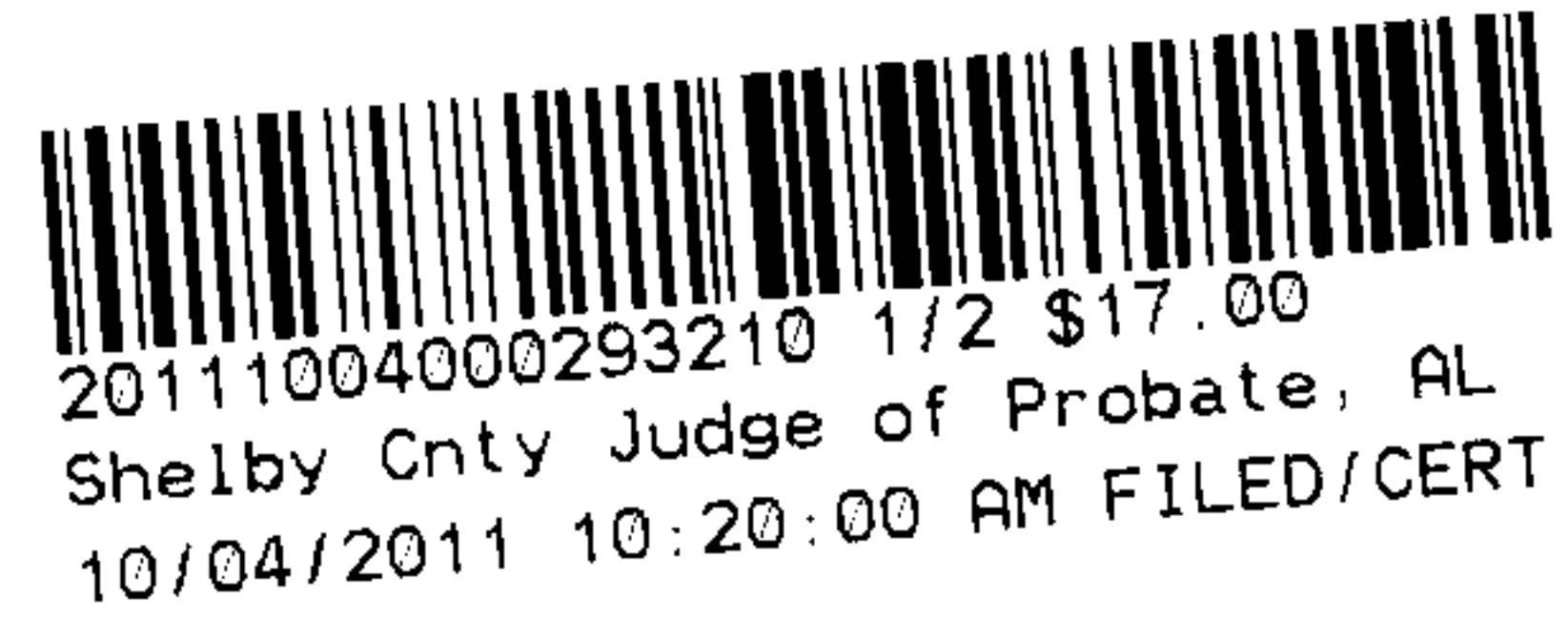


THIS INSTRUMENT WAS PREPARED BY:

JAMES H. GREER, ATTORNEY AT LAW
P.O. BOX 360345
BIRMINGHAM, ALABAMA 35236-0345



STATE OF ALABAMA)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PREMISES, that whereas, heretofore, on, to-wit: on 03/01/2006, Lacey's Grove , LLC, executed a certain mortgage on property hereinafter described to Union State Bank; which mortgage is recorded in Instrument No. 20060308000107980 in the office of the Judge of Probate of Shelby, County, Alabama, and modified by Modification of Mortgage, said modification being recorded in the office of the Judge of Probate of Shelby County, Alabama, in Instrument # 20081125000449270; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the payment of the indebtedness thereby secured, 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 publishing in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Union State Bank, did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in *Shelby County Reporter*, a newspaper of general circulation published in Shelby County, Alabama, in its issues of 08/31/2011, 09/07/2011 and 09/14/2011; and

WHEREAS, on September 30, 2011, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and Union State Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Alabama, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, James H. Greer was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said Union State Bank and whereas **Union State Bank** was the highest bidder and best bidder, in the amount of FOUR HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND 00/100 on the indebtedness secured by said mortgage, said by and through James H. Greer as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto **Union State Bank** the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 8, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama; thence North 01° 08' 57" East, along and with the East line of said quarter-quarter section, 1326.32 feet to a point, said point being the Point of Beginning; thence continue North 01° 08' 57" East along the West line of the Northeast quarter of the Northeast quarter of said Section 8 for a distance of 1324.48 feet to a point at the Northwest corner of said quarter-quarter section; thence South 88° 15' 09" East along the North line of said quarter-quarter section, 1336.32 feet to the Northeast corner of said Section 8; thence South 89° 08' 15" East along and with the North line of the Northwest quarter of the Northwest quarter of Section 9, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama, 808.87 feet to a point in the centerline of Beaver Dam Creek; thence Southerly and Easterly along the centerline of said Beaver Dam Creek the following 19 calls: South 06° 18' 21" West, 84.48 feet to a point; thence North 79° 28' 30" West, 44.25 feet to a point; thence South 75° 17' 28" West, 51.07 feet to a point; thence South 26° 41' 24" West, 51.48 feet to a point; thence South 06° 57' 58" West, 14.02 feet to a point; thence South 73° 30' 09" East, 26.77 feet to a point; thence South 52° 33' 57" East, 121.10 feet to a point; thence South 07° 05' 54" West, 48.55 feet to a point; thence South 60° 00' 07" East, 33.24 feet to a point; thence South 24° 37' 24" East, 93.31 feet to a point; thence South 64° 08' 32" East, 58.15 feet to a point; thence South 27° 00' 36" East, 39.50 feet to a point; thence South 18° 03' 07" West, 42.69 feet to a point; thence South 45° 18' 54" East, 85.64 feet to a point; thence South 40° 39' 55" East, 135.24 feet to a point; thence South 30° 02' 38" West, 31.16 feet to a point; thence South 31° 22' 04" West, 17.00 feet to a point; thence South 73° 15' 54" West, 115.67 feet to a point; thence South 35° 42' 48" East, 108.55 feet to a point thence leaving said Beaver Dam Creek centerline, South 89° 53' 10" West, 919.55 feet to a point; thence North 88° 36' 16" West, 125.19 feet to a point; thence South 01° 16' 01" West, 503.45 feet to a point on the South line of the Northeast quarter of the Northeast quarter of Section 8, Township 21 South, Range 3 West, Huntsville

Principal Meridian, Shelby County, Alabama; thence along and with said South quarter-quarter section line North 88° 14' 04" West, 1211.57 feet to the Point of Beginning.

LESS AND EXCEPT Lots 82 through and including Lot 98; Lot 112; Lots 123 and 124; Lots 144 through and including Lot 161; and Lots 163 through and including Lot 220, of the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto its heirs and assigns forever; subject however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, Union State Bank has caused this instrument to be executed by and through James H. Greer as auctioneer conducting the said sale and as Attorney-in-Fact, and James H. Greer as auctioneer conducting said sale has hereto set his hand and seal on this September 30, 2011.

LACEY'S GROVE, LLC

By: James H. Greer
James H. Greer
As auctioneer and the person making
said sale

UNION STATE BANK

By: James H. Greer
James H. Greer
As auctioneer and the person making
said sale

By: James H. Greer
James H. Greer
As auctioneer and the person making
said sale

STATE OF ALABAMA)

SHELBY COUNTY)


I, the undersigned a Notary Public in and for said County, in said State, hereby certify that James H. Greer, whose name as auctioneer and Attorney In Fact for Union State Bank and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this September 30, 2011.

Janice P. Button
Notary Public

My Commission Expires: 10/23/12

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS


20111004000293210 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
10/04/2011 10:20:00 AM FILED/CERT