

THIS INSTRUMENT PREPARED BY:

Clark A. Cooper, Esq.
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Post Office Box 306
Birmingham AL 35201-0306

SEND TAX NOTICE TO:

Dan McArthur
First United Security Bank
PO Box 1763
Calera, AL 35080

STATE OF ALABAMA)
)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: RM Properties, LLC did, to-wit, execute (i) that certain Mortgage dated September 12, 2005 executed by Ronnie Morton d/b/a RM Properties, LLC in favor of First United Security Bank, recorded at Instrument Number 20050920000488080 in the Office of the Judge of Probate of Shelby County, Alabama; (ii) that certain Mortgage dated October 3, 2006 executed by Ronnie Morton in favor of First United Security Bank, recorded at Instrument Number 20061018000517020 in the Office of the Judge of Probate of Shelby County, Alabama (iii) that certain Mortgage dated February 7, 2008, executed by RM Properties, LLC in favor of First United Security Bank, recorded at Instrument Number 20080311000100210 in the Office of the Judge of Probate of Shelby County, Alabama, (the "Mortgages"); and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgages and First United Security Bank, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgages, in accordance with the terms thereof, by publication in the *Shelby County Reporter*, newspaper of general circulation published in Shelby County, Alabama, in its issues of February 1, 2012, February 8, 2012 and February 15, 2012; and

WHEREAS, on the 13th day of April, 2012, 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 First United Security Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County Courthouse in Columbiana, Alabama, the property hereinafter described, to-wit:

Lots 303A and 308A according to the Final Plat of Riverwoods, Third Sector Resurvey, as recorded in Map Book 31, Page 132, in the Probate Office of Shelby County, Alabama.


WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgages was the bid of First United Security Bank in the amount of Forty Three Thousand Two Hundred and 00/100 Dollars (\$43,200.00), which sum was offered to be credited against the indebtedness secured by said mortgages, and said property was thereupon sold to the said First United Security Bank; and

WHEREAS, Clark A. Cooper conducted said sale on behalf of RM Properties, LLC and First United Security Bank; and

WHEREAS, said mortgage expressly authorized the person conducting the 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 bid of Forty Three Thousand Two Hundred and 00/100 Dollars (\$43,200.00), RM Properties, LLC, acting by and through First United Security Bank, Mortgagee, by and through the said Clark A. Cooper, as auctioneer and the person conducting the sale on behalf of the Mortgagee, does hereby grant, bargain, sell and convey unto First United Security Bank, the following real estate situated in Shelby County, Alabama, to-wit:

Lots 303A and 308A according to the Final Plat of Riverwoods, Third Sector Resurvey, as recorded in Map Book 31, Page 132, in the Probate Office of Shelby County, Alabama.

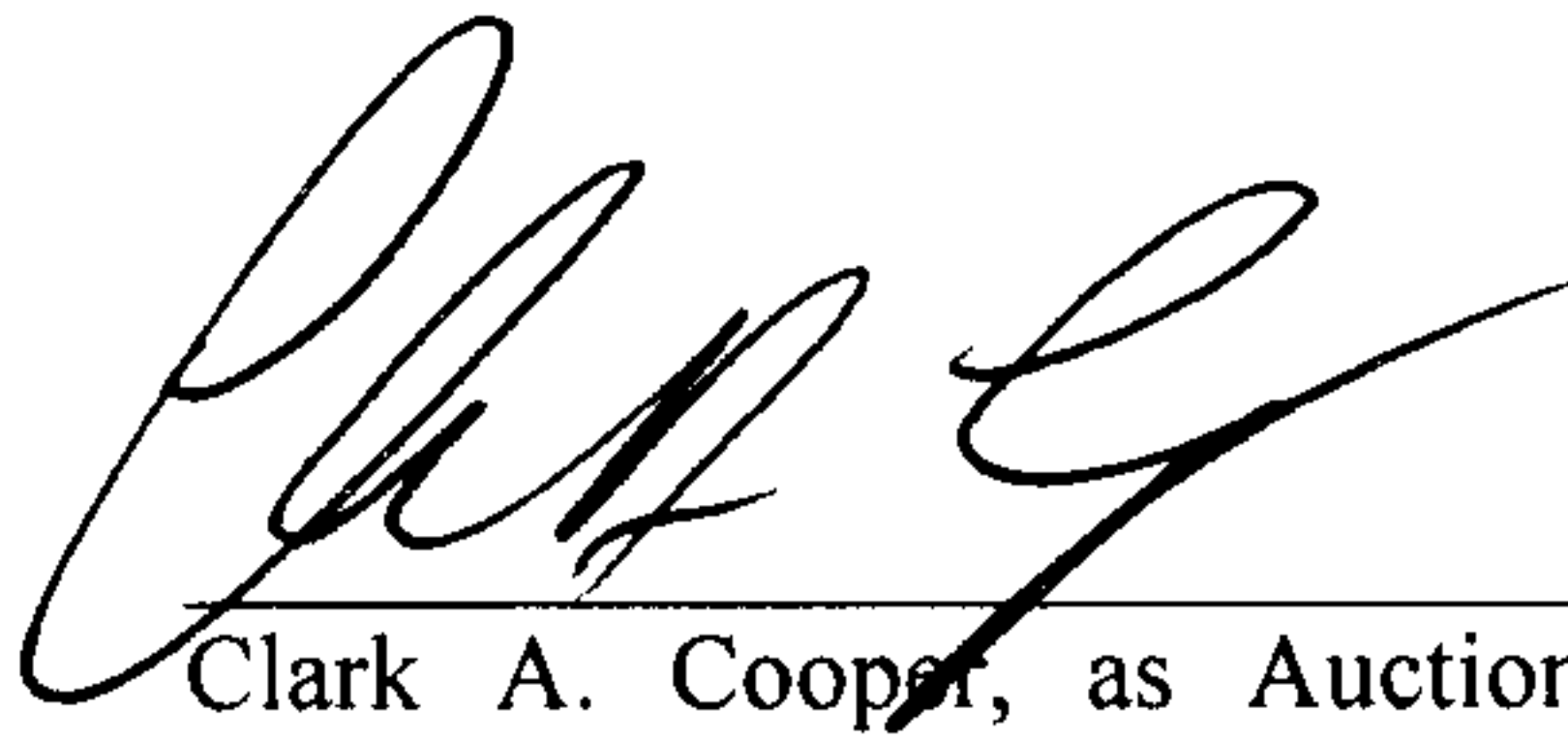

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Shelby Cnty Judge of Probate: AL
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TO HAVE AND TO HOLD THE above described property unto First United Security Bank, its successors and assigns forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem, and any taxes which may be due.


IN WITNESS WHEREOF, the said First United Security Bank has caused this instrument to be executed by Clark A. Cooper, as auctioneer and the person conducting said sale for the Mortgagee, and in witness whereof the said Clark A. Cooper has executed this instrument in his capacity as such auctioneer on April 13, 2012.


RM Properties, LLC
Mortgagor

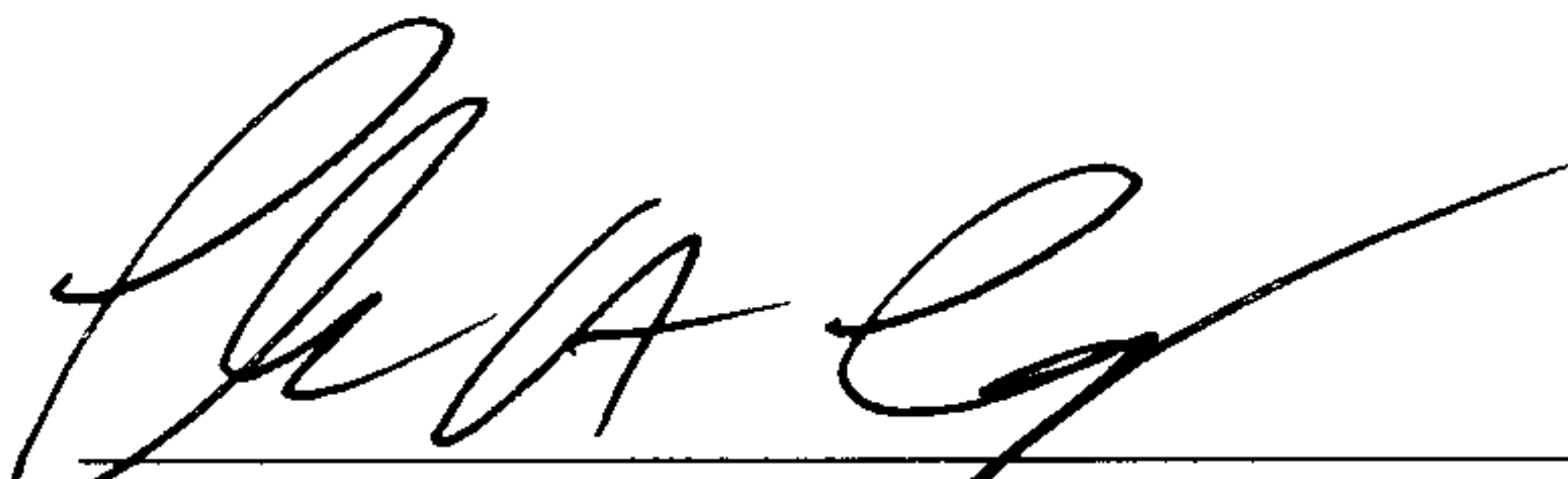
By: First United Security Bank
Mortgagee

By: 
Clark A. Cooper, as Auctioneer and the person
conducting said sale for the Mortgagee

First United Security Bank
Mortgagee

By: 
Clark A. Cooper, as Auctioneer and the person
conducting said sale for the Mortgagee



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Clark A. Cooper, as Auctioneer and the person
conducting said sale for the Mortgagee

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Clark A. Cooper, whose name as Auctioneer and the person conducting said sale for the Mortgagee 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, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee, and with full authority, executed this instrument voluntarily on the day that bears the same date.

Given under my hand this 13th day of April, 2012.


Notary Public

My Commission Expires:

10/13/13

[NOTARY SEAL]