

72434956-10

A. Settlement Statement		U.S. Department of Housing and Urban Development		 <small>OMB Approval No. 2502-0265</small>	
B. Type of Loan					
<input type="checkbox"/> FHA <input type="checkbox"/> FraHA 3 <input type="checkbox"/> Conv. Unins. <input type="checkbox"/> VA <input type="checkbox"/> Conv. Ins.		6. File Number 09-8930	7. Loan Number	8. Mortgage Insurance Case Number	
<small>C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</small>					
D. NAME OF BORROWER: REGIONS BANK ADDRESS OF BORROWER: 280 Riverchase Parkway, South Bldg 6th Floor, Birmingham, AL 35244 E. NAME OF SELLER: GATEWAY CENTRE, LLC, a limited liability company <small>c/o Helms Roark, Inc.</small> ADDRESS OF SELLER: 121 Coosa Street, Ste 200, Montgomery, AL 36104 F. NAME OF LENDER: NONE ADDRESS OF LENDER: NONE G. PROPERTY LOCATION: LOT 3, GATEWAY CENTRE, COMMERCIAL PARK, SARALAND, ALABAMA H. SETTLEMENT AGENT: PROFESSIONAL LAND TITLE, INC. <small>P.O. BOX 2999, GULF SHORES, AL 36542</small> PLACE OF SETTLEMENT: 1479A GULF SHORES PARKWAY, GULF SHORES, AL 36542 I. SETTLEMENT DATE: 9/16/2009					
J. SUMMARY OF BORROWER'S TRANSACTION			K. SUMMARY OF SELLER'S TRANSACTION		
100. GROSS AMOUNT DUE FROM BORROWER			400. GROSS AMOUNT DUE TO SELLER		
101. Contract sales price	625,000.00		401. Contract sales price	625,000.00	
102. Personal property			402. Personal property		
103. Settlement charges to borrower (line 1400)	6,850.04		403.		
104.			404.		
105.			405.		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes	to		406. City/town taxes	to	
107. County taxes	to		407. County taxes	to	
108. Assessments	to		408. Assessments	to	
109.	to		409.	to	
110.	to		410.	to	
111.	to		411.	to	
112.	to		412.	to	
120. GROSS AMOUNT DUE FROM BORROWER	701,850.04		420. GROSS AMOUNT DUE TO SELLER	695,090.00	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER			500. REDUCTIONS IN AMOUNT DUE TO SELLER		
201. Deposit or earnest money			501. Excess deposit (neg. instructional)		
202. Principal amount of new loan(s)			502. Settlement charges to seller (line 1400)	305,027.24	
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff of first mortgage loan	375,000.00	
			Community Bank & Trust		
205.			505. Payoff of second mortgage loan		
206. Principal amount of seller financing			506. Principal amount of seller financing		
207.			507.		
208. 1031 Funds from Intermediary (Sec. **Note**)	701,850.04		508.		
209.			509.		
209a.			509a.		
209b.			509b.		
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/town taxes	to		510. City/town taxes	to	
211. County taxes	to		511. County taxes	to	
212. Assessments	to		512. Assessments	to	
213.	to		513.	to	
214.	to		514.	to	
215.	to		515.	to	
216.	to		516.	to	
217.	to		517.	to	
218.	to		518.	to	
219.	to		519.	to	
220. TOTAL AMOUNTS PAID BY OR IN BEHALF OF BORROWER	701,850.04		520. TOTAL REDUCTIONS IN AMOUNT DUE SELLER	690,027.24	
300. CASH AT SETTLEMENT FROM/TO BORROWER			600. CASH AT SETTLEMENT TO/FROM SELLER		
301. Gross amount due from borrower (line 120)	701,850.04		601. Gross amount due to seller (line 420)	695,000.00	
302. Less amounts paid by/for borrower (line 220)	701,850.04		602. Less reductions in amount due seller (line 520)	690,027.24	
303. CASH <input checked="" type="checkbox"/> From <input type="checkbox"/> To BORROWER			603. CASH <input checked="" type="checkbox"/> To <input type="checkbox"/> From SELLER	14,972.76	

****Note**** Borrower is acquiring the property as "Replacement Property" in a Section 1031 Like Kind Exchange. The funds to close this transaction are being transferred from an Exchange Account maintained by a Qualified Intermediary.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT

PAGE: 2

Settlement Charges				Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
Line	Description	Amount	Rate		
700.	TOTAL SALES/BROKER'S COM. based on price	695,000.00	@ % =		
	Division of Commission (line 700) as follows:				
701.		to			
702.		to			
703.	Commission paid at Settlement				
704.		to			
800.	Items Payable in Connection With Loan				
801.	Loan Origination Fee	%	to		
802.	Loan Discount	%	to		
803.	Appraisal Fee		to		
804.	Credit Report		to		
805.	Lender's Inspection Fee		to		
806.	Mortgage Insurance Application Fee		to		
807.			to		
808.			to		
809.			to		
810.			to		
811.			to		
812.			to		
813.			to		
814.			to		
815.			to		
900.	Items Required By Lender To Be Paid In Advance				
901.	Interest from 9/16/2009 to 10/1/2009	@	/day		
902.	Mortgage Insurance Premium for	months	to		
903.	Hazard Insurance Premium for	years	to		
904.		years	to		
905.		years	to		
1000.	Reserves Deposited With Lender				
1001.	Hazard Insurance	months@	per month		
1002.	Mortgage Insurance	months@	per month		
1003.	City property taxes	months@	per month		
1004.	County property taxes	months@	per month		
1005.	Annual assessments	months@	per month		
1006.		months@	per month		
1007.		months@	per month		
1008.		months@	per month		
1009.					
1100.	Title Charges				
1101.	Settlement or closing fee	to	PROFESSIONAL LAND TITLE	400.00	
1102.	Abstract or title search	to			
1103.	Title examination	to			
1104.	Title insurance binder	to			
1105.	Document preparation	to			
1106.	Notary fees	to			
1107.	Attorney's fees	to	CB&T		700.00
	(includes above items numbers:				
1108.	Title insurance	to	PROFESSIONAL LAND TITLE	4,170.00	
	(includes above items numbers: 1102, 1103, 1104, 1106, 1108 Reissue credit given				
1109.	Lender's Coverage:		INS AMT:		
1110.	Owner's Coverage:		INS AMT: 2,316,000.00		
1110a.	Endorsements: Survey, Access, Zoning, Comp, Envir, Contiguity, Min Surface			1,442.20	
1111.	WIRE FEE	to	PROFESSIONAL LAND TITLE	20.00	80.00
1112.	HANDLING/PACKAGING/ADMIN	to	PROFESSIONAL LAND TITLE	20.00	20.00
1113.	ADMINISTRATION FEE	to	CB&T		1,200.00
1200.	Government Recording and Transfer Charges				
1201.	Recording Fees: Deed \$23.00; L-Mortgage(s) ; S-Mortgage(s) ; Releases \$18.00			23.00	18.00
1202.	City/county tax/stamps: Deed ; L-Mortgage(s) ; S-Mortgage(s)				
1203.	State tax/stamps: Deed \$695.00; L-Mortgage(s) ; S-Mortgage(s)			695.00	
1204.					
1205.					
1300.	Additional Settlement Charges				
1301.	Survey	to			
1302.	Post Inspection	to			
1303.	Roof Inspection	to			
1304.	Est. 2009 Property Taxes	to	REVENUE COMMISSIONER	79.84	10,634.24
1305.	Escrow Agent Fee	to	PROFESSIONAL LAND TITLE		250.00
1306.	Commission	to	Harbert Realty Services, Inc.		17,375.00
1307.	Commission	to	Courtney & Morris, Inc.		17,375.00
1308.	Commission	to	Helms Ross, Inc.		17,375.00
1309.	Escrow for Utilities/Roadway	to	PROFESSIONAL LAND TITLE		240,000.00
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, SectionK)			6,850.04	305,027.24

HUD-1 Settlement Statement Signature Page

Certification

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BORROWER - PURCHASER:

REGIONS BANK

By: *[Signature]*

By: _____

Address if different than property:

Phone No. Work _____
Home _____

SELLER:

GATEWAY CENTER, LLC, a limited liability company

By: *[Signature]*

By: _____

Forwarding Address:

Phone No. Work _____
Home _____

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

PROFESSIONAL LAND TITLE, INC.

Settlement Agent _____

09/16/09
Date _____

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.