



SMALL BANK

Comptroller of the Currency
Administrator of National Banks
Washington, DC 20219

PUBLIC DISCLOSURE

March 12, 2007

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

**Albany Bank & Trust, National Association
Charter Number 23752**

**2815 Meredyth Drive
Albany, GA 31708**

**Comptroller of the Currency
Georgia (Atlanta) Field Office
3 Ravinia Drive Suite 550
Atlanta, GA 30346**

NOTE: This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

INSTITUTION'S CRA RATING: This institution is rated Satisfactory.

We assigned the rating based on the following supporting information:

- The loan to deposit (LTD) ratio exceeds the standards for satisfactory performance given the bank's size, financial condition, and lending opportunities within its assessment area.
- A majority of the bank's loans were made within its assessment area.
- The distribution of loans to borrowers of different incomes and businesses of various sizes is good and meets the standards for satisfactory CRA performance.
- The geographic distribution of loans reflects reasonable lending to geographies located throughout the bank's assessment area.
- No public complaints related to CRA have been filed since the last CRA examination.

DESCRIPTION OF INSTITUTION

Albany Bank & Trust, N. A. (AB&T) is a commercial bank headquartered in Albany, Georgia and is wholly owned by Community Capital Bancshares, Inc., a two-bank public holding company. Community Capital Bancshares also owns and operates A B & T National Bank, an affiliate bank separately evaluated for CRA purposes.

AB&T operates its main office and one full service branch in Albany, along with a branch in Leesburg, Georgia. A branch in East Albany was closed on June 1, 2005. There was also a Loan Production Office (LPO) in Charleston, SC opened in June 2005 that was sold under a separation agreement in June 2006. AB&T has seven depository ATMs: one at each branch location, the hospital, the airport, and one each at Merck Chemical and Cooper Tire for employees only.

There are no legal or financial constraints to impede AB&T's ability to meet community credit needs. The previous CRA evaluation dated October 22, 2001 resulted in a "satisfactory" rating.

The bank offers a variety of traditional deposit and loan products. At December 2006, assets totaled \$203 million, of which net loans comprised 75 percent. The following table reflects the composition of AB&T's loan portfolio as of December 31, 2006.

* Data obtained from Call report

Loan Category	\$ (000)	%
Commercial Real Estate Loans	112,545	70
Commercial Industrial Loans	16,544	10
Residential Real Estate Loans	27,615	17
Consumer Loans	5,222	3
Total	161,926	100

DESCRIPTION OF ALBANY ASSESSMENT AREA

AB&T designated its assessment area (AA) as Dougherty and Lee Counties located in the Albany Metropolitan Statistical Area (MSA). The AA meets the legal requirements of the regulation and does not arbitrarily exclude any low- or moderate-income geography.

The Albany MSA, Georgia's 6th largest and lowest cost of living area, consists of five counties which include the bank's AA. Albany, the MSA's principal city, is the county seat of Dougherty County while Leesburg is the county seat of Lee County. Unemployment for the Albany MSA averaged 4.9 percent for 2006. The area's top industries are healthcare, education, and government. Manufacturing, transportation, and retail trade are also important to Albany's economy as the city is a hub for commerce in southwest Georgia. Phoebe Putney Health Systems, Dougherty County Board of Education, and the Marine Corps Logistics Base are the largest employers. Competition in the AA is strong consisting of large, regional, and community banks. The following table includes general demographic data describing the assessment area.

DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS OF DOUGHERTY AND LEE COUNTIES IN ALBANY AA	
Population	
Number of Families	31,276
Number of Households	43,827
Geographies	
Number of Census Tracts/BNA	35
% Low-Income Census Tracts/BNA	11%
% Moderate-Income Census Tracts/BNA	31%
% Middle-Income Census Tracts/BNA	29%
% Upper-Income Census Tracts/BNA	29%
<i>Median Family Income (MFI)</i>	
2000 MFI for AA	42,818
2006 HUD-Adjusted MFI	46,100
Economic Indicators	
Unemployment Rate	4.9%
2000 Median Housing Value	71,945
% of Households Below Poverty Level	20%

Source: 2000 U.S. Census, 2006 Bureau of Labor Statistics Unemployment Rate, and 2006 HUD updated MFI.

Community Contact

We conducted one community contact during the examination that identified affordable housing as the significant credit need for the market area. There also remains a critical need for good employment opportunities since some manufacturing facilities have recently left the area.

CONCLUSIONS ABOUT PERFORMANCE CRITERIA

Lending performance was assessed based on the bank's primary loan products consisting of HMDA residential loans and commercial real estate. A sample of these product types were generated from loans originated between 2005 and 2006 to complete this analysis.

Loan-to-Deposit Ratio

The loan-to-deposit ratio (LTD) exceeds the standards for satisfactory performance. Since December 31, 2001, the bank's quarterly LTD ratio averaged 91 percent as compared to peer averages for the same period of 71 percent. The peer group represents four banking institutions in the assessment area with average assets of \$202 million.

Lending in Assessment Area

Lending in the AA meets the standard for satisfactory performance. A majority of residential real estate loans are made within the bank's AA. While commercial loans did not meet the standard for satisfactory performance, this is mitigated by the fact that 6 of the 11 loans originated outside of the AA were in Charleston, SC where the bank used to operate an LPO.

LENDING IN THE ASSESSMENT AREA								
LOAN TYPE	IN ASSESSMENT AREA				OUT OF ASSESSMENT AREA			
	#	%	\$ (000s)	%	#	%	\$ (000s)	%
Home Purchase	99	60%	8,340	26%	66	40%	23,281	74%
Home Improvement	30	68%	627	39%	14	32%	963	61%
Home Refinance	116	70%	10,408	48%	49	30%	11,427	52%
Commercial	9	45%	4,174	18%	11	55%	19,092	82%
Total Reviewed	254	65%	23,549	30%	140	35%	54,763	70%

Lending to Borrowers of Different Incomes and to Businesses of Different Sizes

Lending to borrowers of different incomes and businesses of different sizes is reasonable. The bank's distribution of loans to small businesses is excellent. The penetration of residential real estate loans to low-and moderate-income borrowers is below the percentage of low-and moderate-income families. This performance is due to 20 percent of AA households living below the poverty level and not being in the market for residential real estate loans.

BORROWER DISTRIBUTION OF RESIDENTIAL REAL ESTATE LOANS IN THE AA								
Borrower Income Level	LOW		MODERATE		MIDDLE		UPPER	
LOANS BY PRODUCT	% of AA Families	% of Number	% of AA Families	% of Number	% of AA Families	% of Number	% of AA Families	% of Number
Home Purchase	24%	5%	15%	9%	18%	12%	42%	74%
Home Improvement	24%	3%	15%	10%	18%	28%	42%	59%
Home Refinance	24%	4%	15%	5%	18%	23%	42%	68%

BORROWER DISTRIBUTION OF SMALL LOANS TO BUSINESSES IN THE AA		
Business Revenues	≤\$1,000,000	>\$1,000,000
% of AA Businesses	57%	43%
% of Bank Loans in AA #	90%	10%
% of Bank Loans in AA \$	85%	15%

Geographic Distribution of Loans

The geographic distribution of loans is reasonable. Residential real estate loans demonstrate adequate performance. Commercial lending performance is below the percentage of businesses located in low- and moderate-income census tracts, but represents an adequate level of lending.

GEOGRAPHIC DISTRIBUTION OF RESIDENTIAL REAL ESTATE LOANS IN THE AA								
Census Tract Income Level	LOW		MODERATE		MIDDLE		UPPER	
LOANS BY PRODUCT	%of AA Owner Occupied	% of Number	%of AA Owner Occupied	% of Number	%of AA Owner Occupied	% of Number	%of AA Owner Occupied	% of Number
Home Purchase	5%	8%	23%	44%	29%	22%	43%	26%
Home Improvement	5%	3%	23%	17%	29%	23%	43%	57%
Home Refinance	5%	3%	23%	24%	29%	23%	43%	50%

GEOGRAPHIC DISTRIBUTION OF BUSINESS LOANS IN THE AA								
Census Tract Income Level	LOW		MODERATE		MIDDLE		UPPER	
LOANS BY PRODUCT	% of AA Businesses	% of Number	% of AA Businesses	% of Number	% of AA Businesses	% of Number	% of AA Businesses	% of Number
Commercial Real Estate	11%	5%	33%	20%	23%	20%	33%	55%

Responses to Complaints

No complaints related to CRA performance were received during the evaluation period.

Fair Lending or Other Illegal Credit Practices Review

We found no evidence of illegal discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs.

