MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Alvin R. Davis and wife, Cathy D. Davis,
did on the 11th day of June , 1993, execute a mortgage to
Liberty Mortgage Corporation
, which mortgage is recorded in
Inst. #1993-17505 , in the Office of the Judge of Probate of
Shelby County, Alabama; which said mortgage was ultimately
transferred and assigned to Mellon Mortgage Company by instrument recorded in
Inst. #1995-30266, in said Probate Office; and

WHEREAS, default was made in the payment of said indebted-
ness secured by said mortgage, and the said Mellon Mortgage Company,
Transferee,

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
mortgage in accordance with the terms thereof by publication in the
Shelby County Reporter a newspaper of general circulation in
Shelby County, Alabama, in its issues of January 22, 1997,
January 29, 1997 and February 5, 1997; and

WHEREAS, on February 14, 1997 , the day on which the
foreclosure sale was due to be held, according to said notice, between
the legal hours of sale, said foreclosure sale was duly and properly
conducted, and the said Mellon Mortgage Company, Transferee,

did offer for sale and did sell at public outcry, in front of the
Courthouse door of Shelby County, Alabama, the property here-
inafter described; and

WHEREAS, the highest and best bid obtained for the property
described in the aforementioned mortgage was the bid of the said
Mellon Mortgage Company, Transferee,

in the amount of-----FORTY FIVE THOUSAND ONE HUNDRED SIXTEEN AND 76/100------
------------($45,116.76)----------------------------Dollars, which sum the
said Mellon Mortgage Company, Transferee,

offered to credit to the indebtedness secured by said mortgage and
said property was thereupon sold to the said Mellon Mortgage Company,
Transferee; and

WHEREAS, David J. Chastain conducted said sale on behalf of
Mellon Mortgage Company, Transferee; and

WHEREAS, said mortgage expressly authorized the person con-
ducting said sale to execute to the purchaser at said sale, a deed to
the property so purchased;

NOW THEREFORE, in consideration of the premises and of a
credit in the amount of-----FORTY FIVE THOUSAND ONE HUNDRED SIXTEEN AND
76/100---------------------------($45,116.76)-------------------- Dollars, on the
indebtedness secured by said mortgage, the said Mellon Mortgage Company,
Transferee,

by David J. Chastain, its duly authorized agent and auctioneer

THIS INSTRUMENT WAS PREPARED BY
DAVID J. CHASTAIN, ATTORNEY
FRANK NELSON BUILDING
205 20TH STREET NORTH, SUITE 227
BIRMINGHAM, ALABAMA 35203-3687

Inst # 1997-04913

conducting said sale, does hereby grant, bargain, sell and convey unto the said Mellon Mortgage Company, Transferee,

the following described property situated in Shelby County, Alabama, to-wit:

Lot 1, Block 264, according to the Plat of Resurvey of Lots 1, 2, 3, 4, 6, 7, 8 & 9, in Block 264; and Lots 5, 6, 7, 8, 9, 10, 11 & 12 in Block 253, Map Book 3, Page 123 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said Mellon Mortgage Company, Transferee,

forever, subject, however, to the rights of redemption.

IN WITNESS WHEREOF, the said Mellon Mortgage Company, Transferee,

by David J. Chastain, as Auctioneer conducting said sale, caused these presents to be executed on this the 14th day of February , 1997.

MELLON MORTGAGE COMPANY, Transferee

BY _____
DAVID J. CHASTAIN
AGENT AND AUCTIONEER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that David J. Chastain, whose name as Auctioneer and Agent for Mellon Mortgage Company, Transferee,

is signed to the foregoing conveyance, 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 Auctioneer and Agent, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of February , 1997.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: OCTOBER 29, 2000

ADDRESS OF TRANSFEREE:
P. O. Box 2885
Houston, Texas 77252-2885