

SEND TAX NOTICE TO:

National Bank of Commerce of Birmingham
Attn: Mr. C. Houston Gillespy
P. O. Box 10686
Birmingham, Al 35202

THIS DEED PREPARED BY:

John G. Lowther, Attorney
3500 Independence Drive
Birmingham, Al 35209

Inst # 2000-42606

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: the 18th day of September, 2000, Royal Construction & Development Co., Inc., executed a certain mortgage to National Bank of Commerce of Birmingham, a national banking association, said mortgage being recorded as Instrument # 1996-31400, as amended by Amendment to Mortgage being recorded as Instrument # 1997-28168, in the Probate Office of Shelby County, Alabama; and

WHEREAS, default having been made in the payment of the indebtedness secured by said mortgage, and the said National Bank of Commerce of Birmingham, a national banking association, did declare all of the indebtedness secured by the said mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by U.S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, in its issues of November 15, 22 and 29, 2000; and

WHEREAS, on December 7, 2000, 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 the said National Bank of Commerce of Birmingham, a national banking association, did offer for sale and sell at public outcry, in front of the main entrance of the Shelby County Courthouse, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of National Bank of Commerce of Birmingham, a national banking association, in the amount of Three Hundred One Thousand, Nine Hundred Twenty-Seven and 62/100 (\$301,927.62) Dollars, which sum was applied to the indebtedness secured by said mortgage, and said property was thereupon sold to the said National Bank of Commerce of Birmingham, a national banking association; and

WHEREAS, John G. Lowther, conducted said sale on behalf of the said National Bank of Commerce of Birmingham, a national banking association; and

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SHELBY COUNTY JUDGE OF PROBATE
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WHEREAS, said mortgage expressly authorized the person conducting 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 the sum of Three Hundred One Thousand, Nine Hundred Twenty-Seven and 62/100 (\$301,927.62) Dollars, Royal Construction & Development Co., Inc., Mortgagor, by and through the said National Bank of Commerce of Birmingham, a national banking association, Mortgagee, does grant, bargain, sell and convey unto the said National Bank of Commerce of Birmingham, a national banking association, the following described real property situated in Shelby County, Alabama, to-wit:

Parcel I:

Tract A, according to the Survey of Double Mountain, L.L.C., Timber Tract Survey #3, as recorded in Map Book 20, Page 1 A, B, & C, in the Probate Office of Shelby County, Alabama. Less and except the survey of Balentree Lake, First Addition, as recorded in Map Book 22, Page 80, in the Probate Office of Shelby County, Alabama.

Parcel II:

Lots 2, 15, 16, 18, 99, and 103, according to the Survey of Balentree Lake, First Addition, as recorded in Map Book 22, Page 80, in the Probate Office of Shelby County, Alabama.

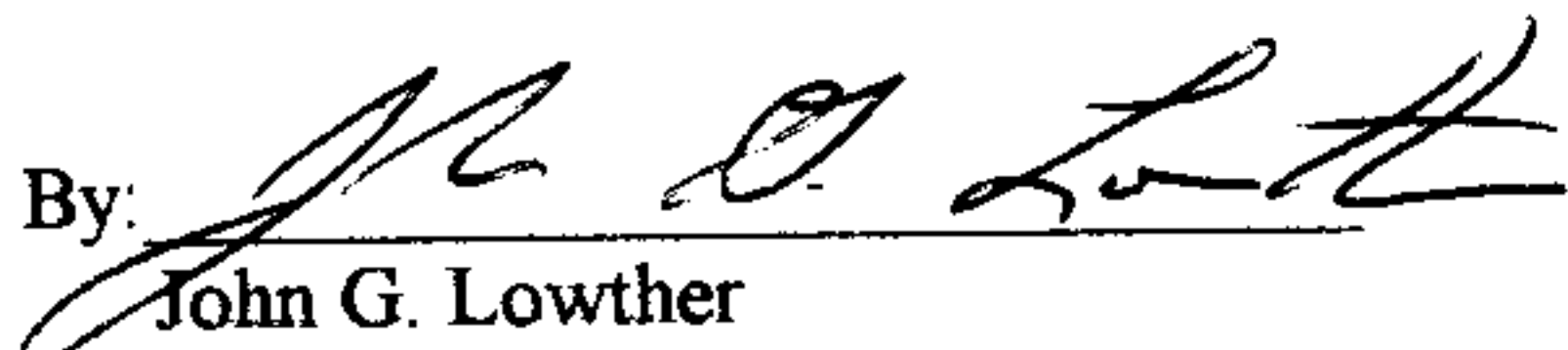
This sale is made for the purpose of paying part of the indebtedness secured by said mortgage, as well as the expenses of foreclosure.

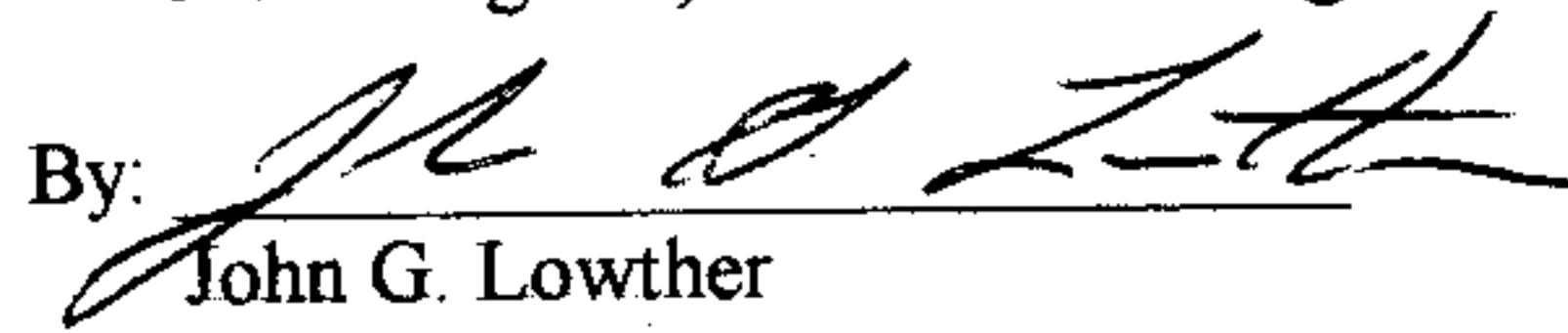
TO HAVE AND TO HOLD, the above described property unto the said National Bank of Commerce of Birmingham, a national banking association, its successors and assigns forever; subject, however, to all rights outstanding by reason of statutory right of redemption from the aforesaid foreclosure on the part of those entitled to redeem as provided by the laws of the State of Alabama, and the United States of America.

IN WITNESS WHEREOF, the said Royal Construction & Development Co., Inc., Mortgagor, by the said National Bank of Commerce of Birmingham, a national banking association, Mortgagee, by John G. Lowther, as auctioneer conducting said sale caused these presents to be executed on this the 7th day of December, 2000.

Royal Construction & Development Co., Inc.,
Mortgagor

National Bank of Commerce of Birmingham,
a national banking association
Mortgagee

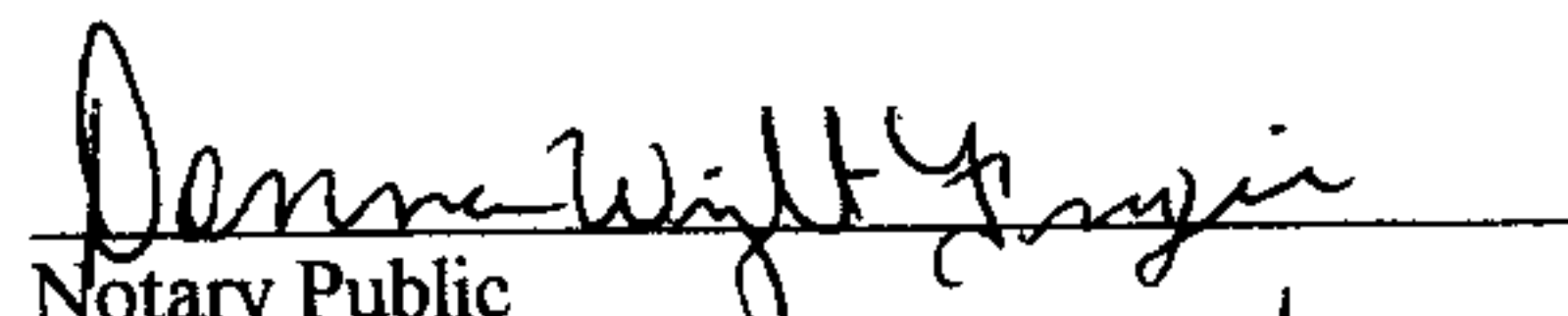
By: 
John G. Lowther
Attorney for National Bank of Commerce
of Birmingham, a national banking association

By: 
John G. Lowther
Auctioneer

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John G. Lowther, whose name as auctioneer for the said National Bank of Commerce of Birmingham, a national banking association, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of December, 2000.


Notary Public
My Commission Expires: 12/23/01

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