

AUCTIONEERS DEED

Inst # 2001-22118

STATE OF ALABAMA

COUNTY OF SHELBY

06/01/2001-22118
08:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJI 18.00

WHEREAS, Larry H. Sims, (by Geraldine D. Sims, his attorney-in-fact), and wife Geraldine D. Sims, executed a mortgage to Meritage Mortgage Corporation, an Oregon Corporation, on the 2nd day of November, 1998, on that certain real property hereinafter described, which mortgage is recorded in Instrument #1998/44803, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to The Bank of New York as Indenture Trustee for the Registered Holder of RBMG Funding Co., Mortgage Loan Trust 1998-2 Asset-Backed Notes, Series 1998-2 by instrument recorded in Instrumetn #2001-14437 of said Probate Court records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on April 18, 25, and May 2, 2001, fixing the time of the sale of said property to be during the legal hours of sale on the 21st day of May, 2001, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 21st day of May, 2001, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale The Bank of New York as Indenture Trustee for the Registered Holder of RBMG Funding Co., Mortgage Loan Trust 1998-2 Asset-Backed Notes, Series 1998-2 was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$76,500.00 cash in hand paid by said

purchaser to Michael T. Atchison, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said The Bank of New York as Indenture Trustee for the Registered Holder of RBMG Funding Co., Mortgage Loan Trust 1998-2 Asset-Backed Notes, Series 1998-2, by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Larry H. Sims and Geraldine D. Sims by Michael T. Atchison, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto The Bank of New York as Indenture Trustee for the Registered Holder of RBMG Funding Co., Mortgage Loan Trust 1998-2 Asset-Backed Notes, Series 1998-2, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

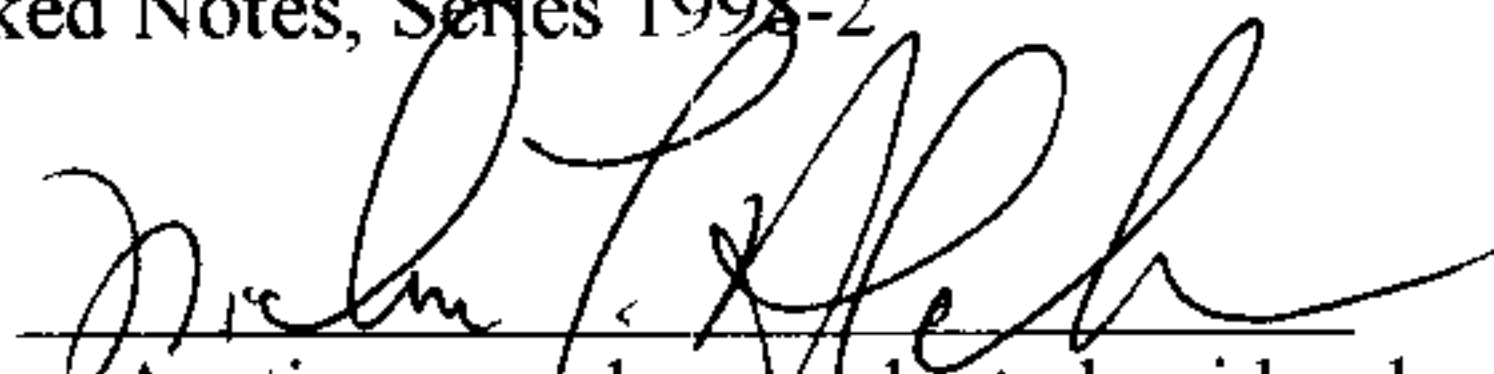
Lot 24, Block 5, according to the Survey of Bermuda Hills, Second Sector, Third addition, as recorded in Map Book 9, page 46, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said The Bank of New York as Indenture Trustee for the Registered Holder of RBMG Funding Co., Mortgage Loan Trust 1998-2 Asset-Backed Notes, Series 1998-2, the purchase at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said The Bank of New York as Indenture Trustee for the Registered Holder of RBMG Funding Co., Mortgage Loan Trust 1998-2 Asset-Backed Notes, Series 1998-2 by and through Michael T. Atchison, as the auctioneer who conducted said sale, and as its attorney-in-fact and Larry H. Sims and Geraldine D. Sims, by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals on this the 21st day of May, 2001.

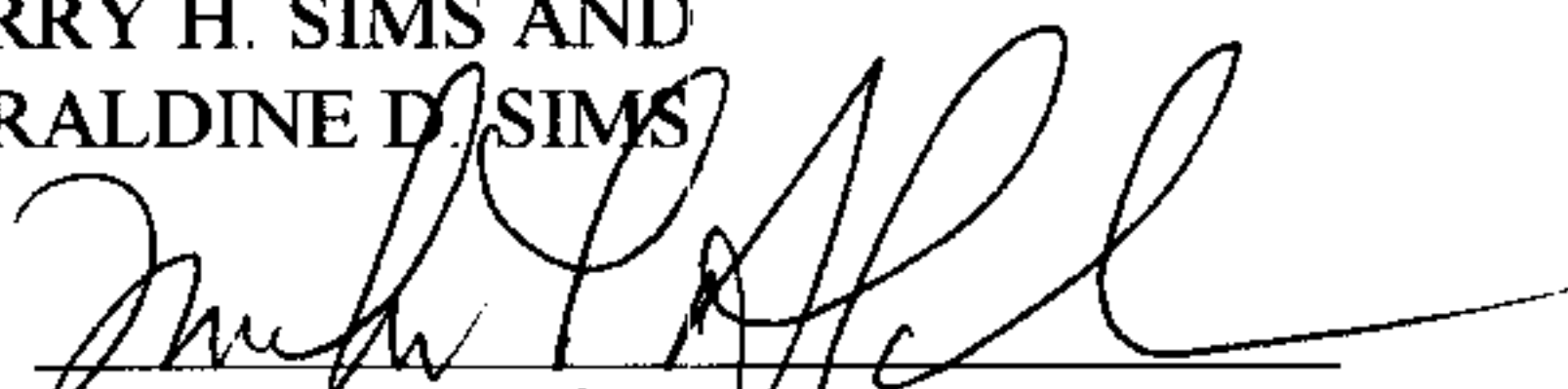
The Bank of New York as Indenture Trustee
for the Registered Holder of RBMG Funding
Co., Mortgage Loan Trust 1998-2 Asset-
Backed Notes, Series 1998-2

BY:


Auctioneer who conducted said sale
and attorney-in-fact

LARRY H. SIMS AND
GERALDINE D. SIMS

BY:


Attorney-in-fact

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, the auctioneer who conducted the sale, whose name as auctioneer and attorney-in-fact for The Bank of New York as Indenture Trustee for the Registered Holder of RBMG Funding Co., Mortgage Loan Trust 1998-2 Asset-Backed Notes, Series 1998-2 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 said conveyance, he in his capacity as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 21st day of May, 2001.

Janet F. Parson
NOTARY PUBLIC
My Commission Expires: 10/16/04

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, the auctioneer who conducted the sale, whose name as auctioneer and attorney-in-fact for Larry H. Sims and Geraldine D. Sims 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 said conveyance, he in his capacity as attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 21st day of May, 2001.

Janet F. Parson
NOTARY PUBLIC
My Commission Expires: 10/16/04

Grantee's address:

5373 West Alabama, STE 600
Houston, Texas 77056

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609

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