

STATE OF ALABAMA)
)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit, 16th day of November, 1999, Linda Gamel and Jack R. Gamel, husband and wife, executed a certain mortgage on property hereinafter described to First Federal Bank, which said mortgage is recorded in Mortgage Book 1999 at Page 48136 and re-recorded in Mortgage Book 1999 at Page 52407, in the Office of the Probate Judge in Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, was authorized and empowered in the event of default, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same First Federal Bank did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of said mortgage, by U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of the September 3, September 10 and September 17, 2003; and

WHEREAS, on the 25th day of September, 2003, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Kristofor D. Sodergren as Attorney-in-Fact for the said First Federal Bank did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Kristofor D. Sodergren was the Auctioneer who conducted said foreclosure sale for the said First Federal Bank; and

WHEREAS, the said First Federal Bank was the highest bidder in the amount of Five Hundred Sixty Five Thousand Seven Hundred Thirty & 45/100 (\$565,730.45) Dollars, which sum of money First Federal Bank offered to apply to the costs of foreclosure and credit the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to First Federal Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of a credit in the amount of Five Hundred Sixty Thousand Seven Hundred Thirty & 45/100 (\$565,730.45) Dollars, on the indebtedness secured by said mortgage, the said Linda Gamel, Jack R. Gamel and First Federal Bank by and through Kristofor D. Sodergren, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and as Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said First Federal Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

All of Lot 1317 and the NE 39 feet of Lot 1318, according to the Survey of Weatherly, Wixford Forest, 13th Sector, Phase 2, as recorded in Map Book 22, Page 003, in the Probate Office of Shelby County, Alabama.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said First Federal Bank, its successors and assigns forever; subject, however, to the statutory right of redemption 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 Linda Gamel, Jack R. Gamel and First Federal Bank have caused this instrument to be executed by and through Kristofor D. Sodergren, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Kristofor D. Sodergren has hereto set his hand and seal on this the 25th day of September, 2003.

Linda Gamel

BY: 

Kristofor D. Sodergren
as Attorney-In-Fact and Agent

Jack R. Gamel

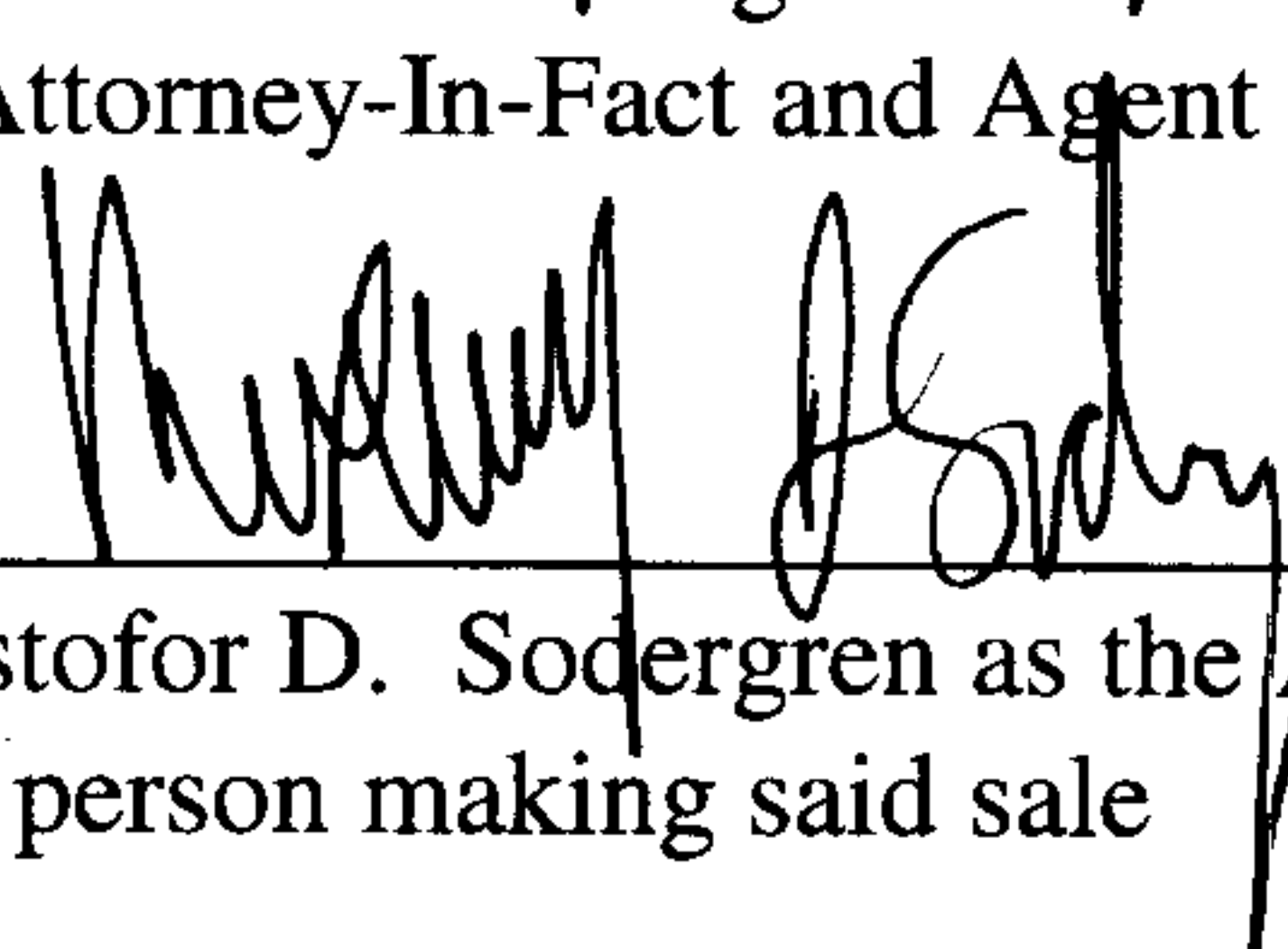
BY: 

Kristofor D. Sodergren
as Attorney-In-Fact and Agent

First Federal Bank

BY: 

Kristofor D. Sodergren
as Attorney-In-Fact and Agent

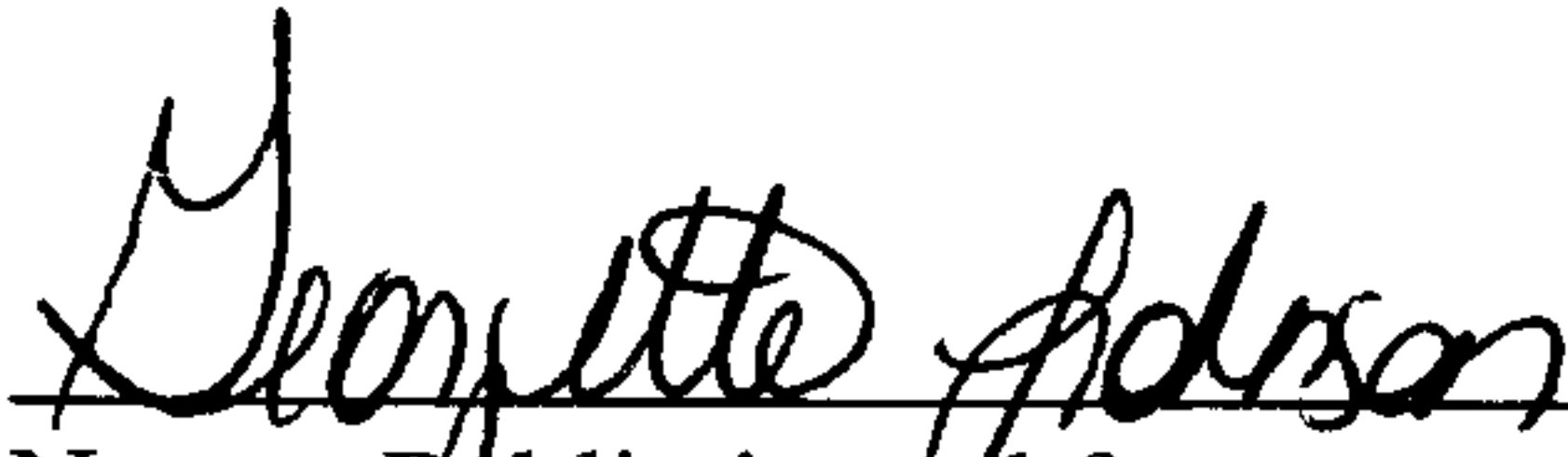

Kristofor D. Sodergren as the Auctioneer
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Kristofor D. Sodergren whose name as Attorney-in-Fact for Linda Gamel and Jack R. Gamel, whose name as Attorney-in-Fact and agent for First Federal Bank and whose name as Auctioneer and person making said sale, 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 Attorney-in-Fact, agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 25 day of September, 2003.



Notary Public in and for
the State of Alabama at Large

My Commission Expires 2-8-05

THIS INSTRUMENT PREPARED BY:
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