

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That AUDRA K. RICHEY, a single woman, did, on to-wit, November 16th, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for EQUIFIRST CORPORATION, which mortgage is recorded in Instrument No. 20061204000586700, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said EQUIFIRST CORPORATION 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, in its issues of February 27, March 5 and March 12, 2008; and

WHEREAS, on March 21st, 2008, 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 EQUIFIRST CORPORATION did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said EQUIFIRST CORPORATION, in the amount of EIGHTY SIX THOUSAND TWO HUNDRED and 99/100ths (\$86,200.99) DOLLARS, which sum the said EQUIFIRST CORPORATION offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said EQUIFIRST CORPORATION; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of EIGHTY SIX THOUSAND TWO HUNDRED and 99/100ths (\$86,200.99) DOLLARS, on the indebtedness secured by said mortgage, the said AUDRA K. RICHEY, acting by and through the said EQUIFIRST CORPORATION, by Aaron Thrasher, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said EQUIFIRST CORPORATION, by Aaron Thrasher, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Thrasher, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto EQUIFIRST CORPORATION the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-C, according to the resurvey of Lot 2-B, a resurvey of Lot 2 Hargrave Hills, 1st Sector, Phase I, as recorded in Map Book 33, Page 89, in the office of the Judge of Probate of Shelby County. Subject to that certain mortgage dated November 16, 2006 and recorded in Instrument No. 20061204000586690 in said Probate Court records.

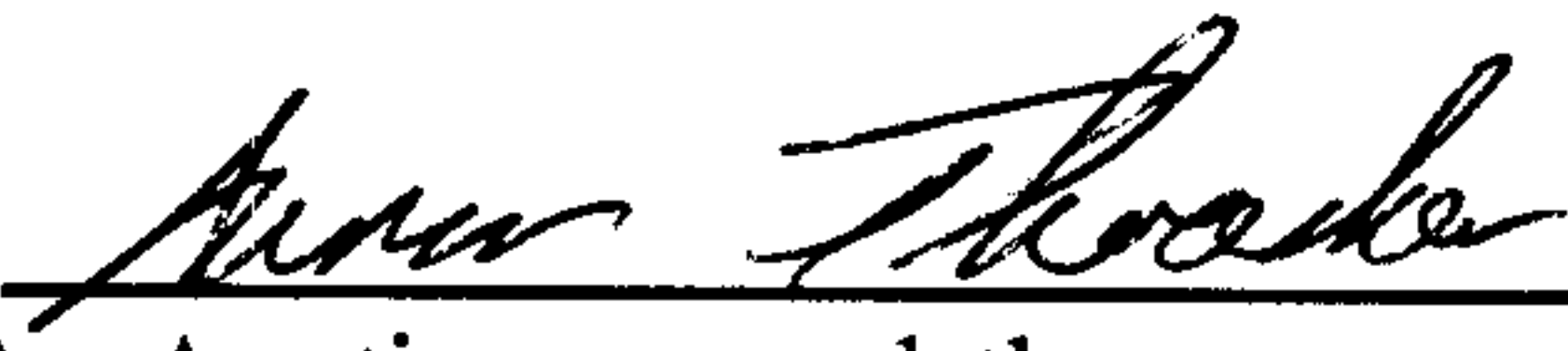
TO HAVE AND TO HOLD THE above-described property unto the said EQUIFIRST CORPORATION forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said EQUIFIRST CORPORATION has caused this instrument to be executed by Aaron Thrasher, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee,


and in witness whereof the said Aaron Thrasher has executed this instrument in his/her capacity as such auctioneer on this the 21st day of March, 2008.

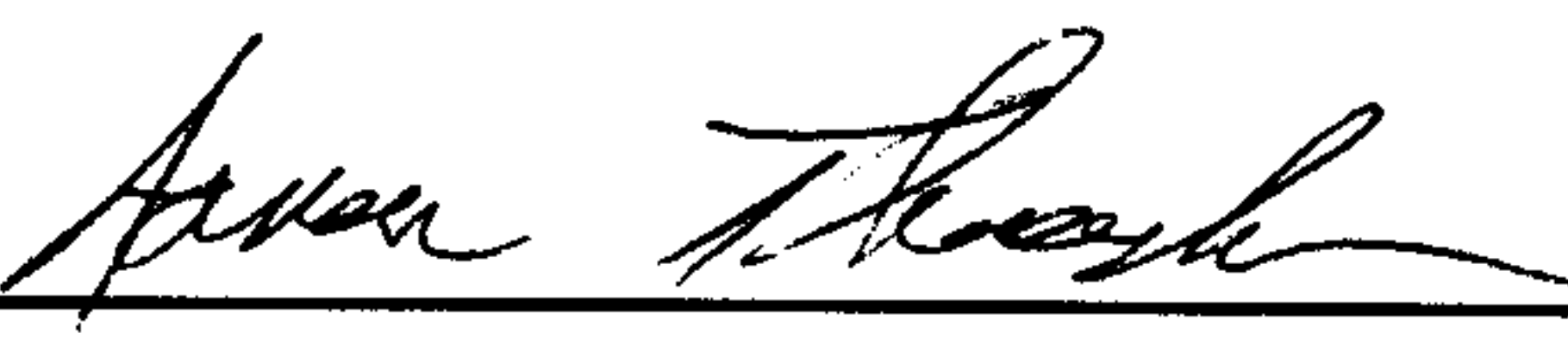
AUDRA K. RICHEY
Mortgagors

By: EQUIFIRST CORPORATION
Mortgagee or Transferee of Mortgagee

By: 
As Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

EQUIFIRST CORPORATION
Mortgagee or Transferee of Mortgagee

By: 
As Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

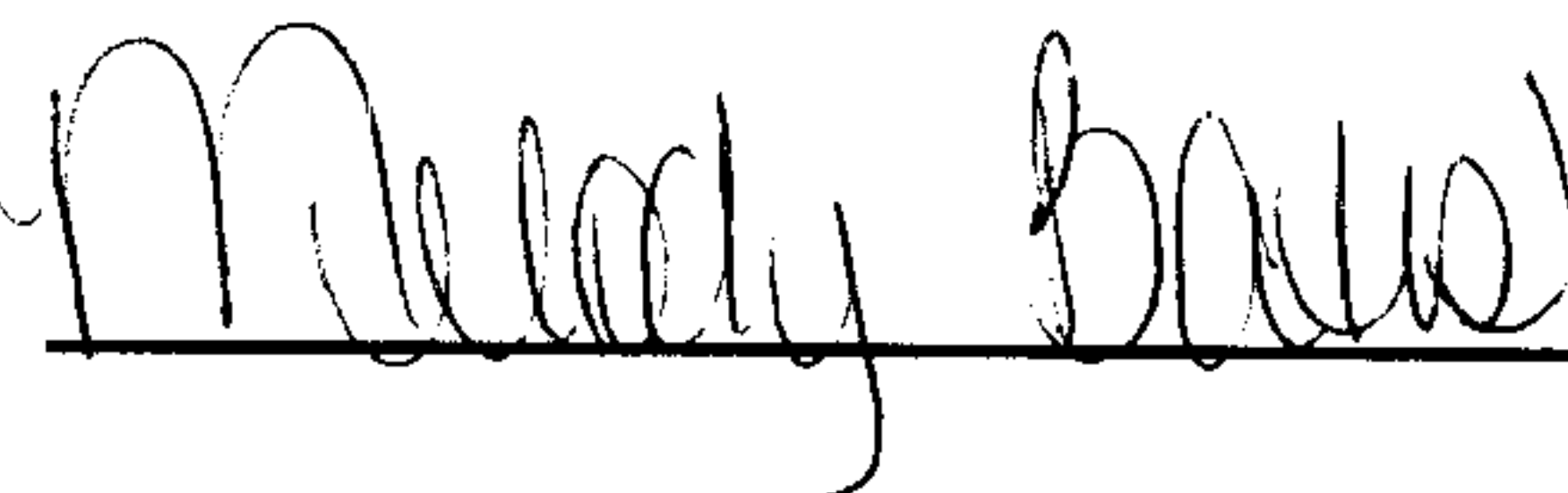

As Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF CULLMAN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Thrasher, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of March, 2008.




NOTARY PUBLIC
MY COMMISSION EXPIRES

MY COMMISSION EXPIRES 07-27-2011

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616
(251) 338-1300

Grantee's Address:
1100 Corporate Center Drive
Raleigh, NC 27607


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Shelby Cnty Judge of Probate, AL
04/18/2008 12:11:30PM FILED/CERT