This instrument prepared by: Karl B. Friedman
2222 Arlington Avenue South
Birmingham, Alabama 35205

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, on, to-wit, the 18th day of February, 1976, Jimmie E. Garrett and wife, Annie L. Garrett (hereinafter referred to as "Mortgagors"), executed a certain mortgage to National Siding Corporation (hereinafter referred to as "Mortgagee"), said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Volume Book 354, at Page 47; and, which mortgage was subsequently transferred and assigned to Finance America Credit Corp. by instrument recorded in Volume Mis. Vol.16, at Page 819, in aforesaid County; and

WHEREAS, default was made by the said Mortgagors in the payment of the indebtedness secured by said mortgage, the same being subject to foreclosure; and

WHEREAS, under the power contained in said mortgage, the property therein described was advertised for sale by publication once a week for three consecutive weeks in Shelby County Reporter, a newspaper published in Shelby County, Alabama, giving notice of the time, place and terms of sale, said notice appearing in the issues of said paper published on May 17, 24, 31 and June 14, 1979; and

WHEREAS, in strict compliance with the power of sale contained in said mortgage, the property therein described was offered for sale during the legal hours of sale to the highest bidder for cash, on the 6th day of July, 1979, in front of the Courthouse at Columbiana, Shelby County, Alabama; and the same was purchased by

BOOK 321 PAGE 702

1979083000011400 1/3 $.00
Shelby Cnty Judge of Probate,AL
08/30/1979 12:00:00AM FILED/CERT

SIROTE, PERMUTT, FRIEND, FRIEDMAN, HELD & APOLINSKY, P. A.
2222 ARLINGTON AVENUE SOUTH
POST OFFICE BOX 55644
BIRMINGHAM, ALABAMA 35205

Finance America Credit Corp.

for the sum of Six hundred forty eight and 50/100-- ($648.50) Dollars, which was the best and highest bid therefor, the Mortgagee, its successors and assigns, being authorized under the power given in said mortgage to bid and become the purchaser at said sale.

BOOK 321 PAGE 703

NOW, THEREFORE, in consideration of the premises and by virtue of the power of sale contained in said mortgage and the law in such cases made and provided, Finance America Credit Corp., as Mortgagee, does hereby grant, bargain, sell and convey unto Finance America Credit Corp.

all of the right, title, claim and interest of the said Jimmie E. Garrett and wife, Annie L. Garrett,

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

Lot 1, according to Jennings Subdivision, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 68.

19790830000111400 2/3 $.00
Shelby Cnty Judge of Probate,AL
08/30/1979 12:00:00AM FILED/CERT

19790830000111400 3/3 $.00
Shelby Cnty Judge of Probate, AL
08/30/1979 12:00:00AM FILED/CERT

BOOK 321 PAGE 704

IN WITNESS WHEREOF, Finance America Credit Corp., as agent of mortgagor s and as mortgagee, by its Vice President, W. J. Williams, who is authorized to execute this conveyance, has hereto set its signature and seal this, the 31st day of July, 19 79.

FINANCE-AMERICA CREDIT CORPORATION

By _____
Its Vice President (W. J. Williams)

AGENT OF MORTGAGORS

ATTEST:

D. M. Beltz, Asst. Secy.

FINANCE-AMERICA CREDIT CORPORATION

By _____
Its Vice President (W. J. Williams)

MORTGAGEE

ATTEST:

D. M. Beltz, Asst. Secy.

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF LEHIGH)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W. J. Williams, whose name as Vice President of Finance America Credit Corporation, a Corporation, as agent of mortgagor and as mortgagee, is signed to the foregoing conveyance, and who is known to to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as agent of mortgagor s and as mortgagee.

Given under my hand and official seal this, the 31stday of July, 19 79.

Notary Public

NOTARY PUBLIC
Allentown, Lehigh County, Pa.
My Commission Expires Dec. 22, 1982

STATE OF ALABAMA
I CERTIFY THIS
FILED IN OFFICE

AUG 30 AM 8:23

JUDGE OF PROBATE