

STATE OF ALABAMA     )  
                              )  
COUNTY OF SHELBY    )

<sup>208</sup>  
MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS:

A. On May 15, 1978, Housing America, Inc. ("Mortgagor") executed and delivered to First Southern Federal Savings & Loan Association (formerly United Federal Savings & Loan Association) a certain Mortgage on the property hereinafter described, recorded in Mortgage Book 378, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama, which Mortgage was assigned by First Southern Federal Savings and Loan Association to Sergei Kampakis ("Mortgagee"), by Assignment dated November 26, 1984, and recorded in Real Record 010, Page 544, in said Office.

B. Mortgagor defaulted in the payment of the indebtedness secured by said Mortgage and the Mortgagee declared all the indebtedness secured by the Mortgage due and payable and the Mortgage subject to foreclosure as therein provided, and did give due and proper notice of the foreclosure of said Mortgage and the sale of the real estate described therein, as hereinafter described, in accordance with the terms of said Mortgage, by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 6, 13 and 20, 1984.

C. On December 28, 1984, the date on which the foreclosure was due to be held under the terms of said notice, within the legal hours of sale, the sale was duly conducted, and the Mortgagee did first offer for sale each separate parcel, and then the whole of said property, en masse, and did sell at public outcry in front of the Shelby County Courthouse door, Columbiana, Alabama, the property hereinafter described.

D. Steven Corenblum was the Auctioneer who conducted said foreclosure sale and was the person conducting the sale for the Mortgagee.

E. The highest and best bid obtained for the mortgaged property was the bid of SERGEI KAMPAKIS, as Mortgagee, in the amount of Twelve Thousand Dollars (\$12,000.00) for the property en masse, which sum the Mortgagee offered to credit on the indebtedness secured by the Mortgage; said bid was accepted by the Auctioneer, and thereupon, said real estate was sold to Sergei Kampakis.

F. The Mortgage expressly authorized the Auctioneer conducting said sale to execute to the Purchaser at said sale a deed to the property sold.

NOW, THEREFORE, in consideration of the premises, and of a credit in the amount of Twelve Thousand Dollars (\$12,000.00) applied on the indebtedness secured by the Mortgage, and by virtue of his authority as Auctioneer conducting said foreclosure sale, and as Attorney-In-Fact for Sergei Kampakis, and as empowered by law in such cases, the undersigned Steven Corenblum, as such Auctioneer and Attorney-In-Fact, does hereby GRANT, BARGAIN, SELL and CONVEY unto Sergei Kampakis the following described real estate situated in Shelby County, Alabama:

BERKOWITZ, LEFKOVITS, ISOM & KUSHNER

ATTORNEYS AT LAW

1100 FINANCIAL CENTER

BIRMINGHAM, ALABAMA 35203

BOOK 013 PAGE 829

Lot 14, Block 1 of the Meadowgreen Subdivision;  
Lot 15, Block 1 of the Meadowgreen Subdivision;  
Lot 10, Block 2 of the Meadowgreen Subdivision;  
Lot 13, Block 2 of the Meadowgreen Subdivision;  
Lot 6, Block 3 of the Meadowgreen Subdivision;  
Lot 8, Block 3 of the Meadowgreen Subdivision; and  
Lot 9, Block 3 of the Meadowgreen Subdivision.

TOGETHER WITH all improvements, privileges, tenements,  
and appurtenances thereunto belonging or in any wise  
appertaining.

Said Meadowgreen Subdivision is recorded in the Office  
of the Judge of Probate, Shelby County, Alabama, in  
Map Book 6, Page 59.

TO HAVE AND TO HOLD, the above-described real estate unto the  
said SERGEI KAMPAKIS, his heirs and assigns forever, as fully  
and completely in all respects as the same could or ought to be  
conveyed to him under and by virtue of the power and authority  
contained in the aforesaid Mortgage; subject, however, to the  
statutory rights of redemption from mortgage foreclosure on the  
part of those entitled to redeem as provided by the laws of the  
State of Alabama.

IN WITNESS WHEREOF, Sergei Kampakis, as Mortgagee, has caused  
this instrument to be executed by and through Steven Corenblum,  
as Auctioneer conducting said mortgage foreclosure sale and as  
Attorney-In-Fact, and Steven Corenblum as such Auctioneer has  
hereunto set his hand and seal on this the 3rd day of January,  
1985.

SERGEI KAMPAKIS

BY: [Signature]  
Steven Corenblum  
Auctioneer and Attorney-In-Fact

[Signature]  
Steven Corenblum, Auctioneer

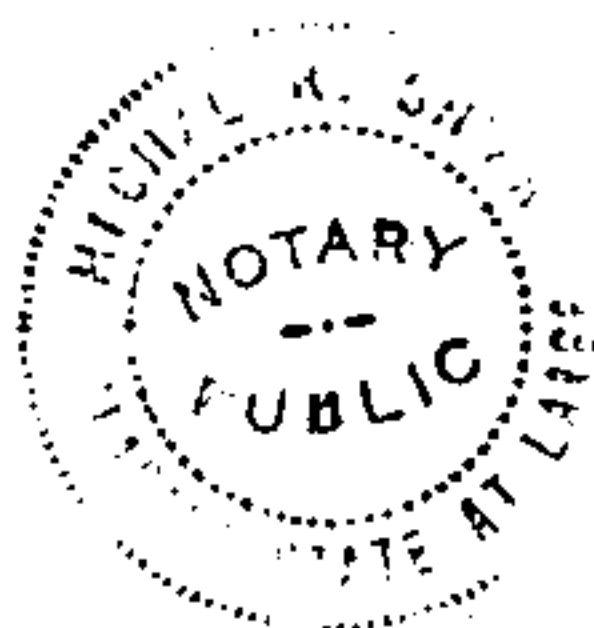
STATE OF ALABAMA     )  
                              )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in  
said State, hereby certify that Steven Corenblum, whose name as  
Auctioneer and as Attorney-In-Fact for Sergei Kampakis, 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  
Auctioneer and Attorney-In-Fact, executed the same voluntarily  
on the day the same bears date.

This the 3rd day of January, 1985.

[Signature]  
NOTARY PUBLIC

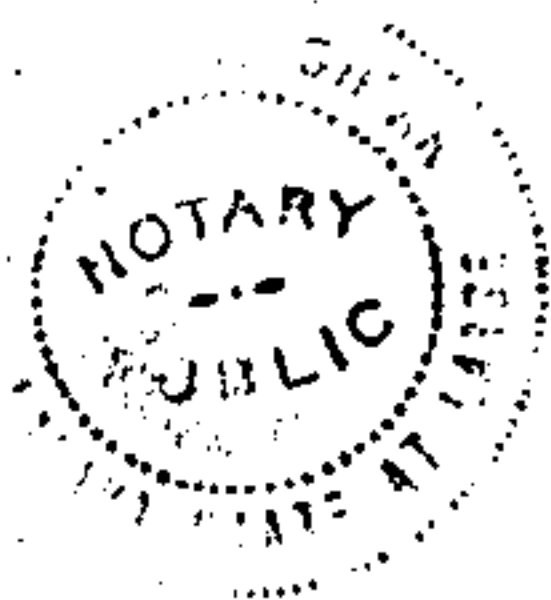
My Commission Expires: 10-22-88



STATE OF ALABAMA     )  
                              )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Corenblum, whose name as Auctioneer, 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 Auctioneer, executed the same voluntarily on the day the same bears date.

This the 3rd day of January, 1985.



Michael R. Smith  
NOTARY PUBLIC

My Commission Expires: 10-22-88

BOOK 013 PAGE 831

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 JAN -7 AM 8:55  
Thomas P. [Signature]  
JUDGE OF PROBATE

RECORDING FEES	
Recording Fee	\$ <u>7.50</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>8.50</u>