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This instrument was prepared by:

Name: Harold H. Goings
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STATE OF ALABAMA)
 : MORTGAGE FORECLOSURE DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, October 19, 1979, W. Jeff Hill and wife, Lisa B. Hill executed a certain mortgage on the property hereinafter described to United Federal Savings & Loan Association as recorded in Book 397, Page 572 in the Probate Office of Shelby County, Alabama; said mortgage being transferred and assigned to California Federal Savings and Loan Association by instrument recorded in Book 47, Page 421 in the aforesaid Probate Office, said mortgage being transferred and assigned to Federal National Mortgage Association by instrument recorded in Book 50, Page 288 in the aforesaid Probate Office.

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WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured 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 city by publication once a week for three 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 title 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Federal National Mortgage Association 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 the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of May 25, June 1 and June 8, 1988; and

WHEREAS, on June 16, 1988, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Federal National Mortgage Association did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

✓ J.A.B.C

WHEREAS, John F. Keith was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Federal National Mortgage Association; and

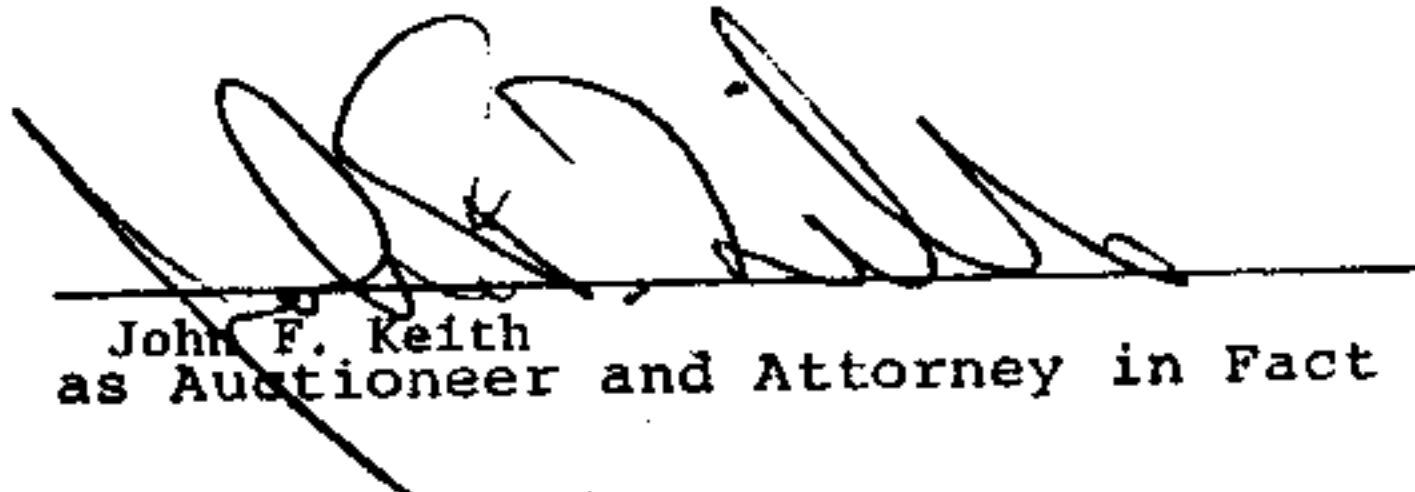
WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of First National Bank of Columbiana in the amount of Twenty-five Thousand Four Hundred Thirty-eight and 46/100----- Dollars (\$25,438.46), which sum of money Federal National Mortgage Association offered to credit on the indebtedness secured by said mortgage, the said Federal National Mortgage Association by and through John F. Keith as Auctioneer conducting said sale and as attorney in fact for Federal National Mortgage Association and the said John F. Keith as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said First National Bank of Columbiana the following described property situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto.

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TO HAVE AND TO HOLD the above described property to First National Bank of Columbiana, 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.

IN WITNESS WHEREOF, Federal National Mortgage Association has caused this instrument to be executed by and through John F. Keith as Auctioneer conducting said sale, and as Attorney in Fact, and John F. Keith as Auctioneer conducting said sale has hereto set his hand and seal on this the 16th day of June, 1988.


John F. Keith
as Auctioneer and Attorney in Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that John F. Keith whose name as Auctioneer and Attorney in Fact for Federal National Mortgage Association 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 said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of June, 1988.


Notary Public

EXHIBIT "A"

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 36, Township 21 South, Range 1 West, for a point of beginning; thence run South along the East line for a distance of 1012.7 feet to a point on the Northerly right-of-way line of a County Paved Road; thence run North 53 degrees, 24 minutes West along said road right-of-way for a distance of 357.4 feet; thence run North 6 degrees 12 minutes 24 seconds East for a distance of 804.1 feet to a point on the North line of said forty; thence run North 89 degrees 56 minutes East along said forty line for a distance of 200.0 feet to the point of beginning. LESS AND EXCEPT ONE ACRE OF LAND more particularly described as follows: Begin at the Northeast corner of the SE 1/4 of NE 1/4, Section 36, Township 21 South, Range 1 West and run South along the East boundary line of said Section 36, a distance of 523.73 feet to the point of beginning; thence turn an angle of 90 degrees 00 minutes to the right and run West a distance of 65.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run South a distance of 207.26 feet to a point; thence turn an angle of 37 degrees 25 minutes 36 seconds to the right and run South 37 degrees 35 minutes 36 seconds West a distance of 187.44 feet to a point on the Northeast right-of-way line of County Highway 78; thence turn an angle of 90 degrees 00 minutes 36 seconds to the left and run South 53 degrees 24 minutes 00 seconds East along said right-of-way line a distance of 223.39 feet to a point; thence turn an angle of 126 degrees 36 minutes 00 seconds to the left and run North a distance of 488.97 feet to the point of beginning.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 17 PM 12:01

John W. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mtg. Tax		38.25
3. Recording Fee		7.50
4. Indexing Fee		1.00
TOTAL		46.75