

This instrument was prepared by:  
 Harold H. Goings  
 Spain, Gillon, Grooms, Blan & Nettles  
 2117 2nd Avenue North  
 Birmingham, AL 35203

STATE OF ALABAMA )

**MORTGAGE FORECLOSURE DEED**

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: November 21, 1986, John D. Belcher and wife, Brenda D. Belcher executed a certain mortgage on the property hereinafter described to Jefferson Federal Savings and Loan Association of Birmingham as recorded in Book 102, Page 643 in the Probate Office of Shelby County, Alabama; WHEREAS on March 8, 1991 the Resolution Trust Corporation ("RTC") was appointed as Receiver (the "Receiver") for Jefferson Federal Savings and Loan Association of Birmingham (the "Bank") by the Office of Thrift Supervision ("OTS") by OTS order number 91-138, pursuant to §5(d)(2)(H)(ii) of the Home Owners' Loan Act of 1933 ("HOLA"), as amended by §301 of the Financial Institutions Reform, Recovery and Enforcement Act of 1989; and WHEREAS, on March 8, 1991, the Receiver entered into a Purchase and Assumption Agreement with Jefferson Federal Savings and Loan Association, F.A. (the "Association") which agreement transferred certain of the assets of the Bank to the Association; and WHEREAS on March 8, 1991 the OTS by Order number 91-138 appointed the RTC as Conservator for the Association,

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 Resolution Trust Corporation as Conservator for Jefferson Federal Savings and Loan Association, F.A. 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 the Shelby County Reporter a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of September 11, September 18 and September 25, 1991; and

WHEREAS, on October 11, 1991, 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 Resolution Trust Corporation as Conservator for Jefferson Federal Savings and Loan Association, F.A. did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Matthew A. Dinicholas was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Resolution Trust Corporation as Conservator for Jefferson Federal Savings and Loan Association, F.A.; and


WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Resolution Trust Corporation as Conservator for Jefferson Federal Savings and Loan

Association, F.A. in the amount of One Hundred Thousand Three Hundred Ninety-one and 08/100 Dollars (\$100,391.08), which sum of money Resolution Trust Corporation as Conservator for Jefferson Federal Savings and Loan Association, F.A. offered to credit on the indebtedness secured by said mortgage, the said Resolution Trust Corporation as Conservator for Jefferson Federal Savings and Loan Association, F.A. by and through Matthew A. Dinicholas as Auctioneer conducting said sale and as attorney in fact for Resolution Trust Corporation as Conservator for Jefferson Federal Savings and Loan Association, F.A. and the said Matthew A. Dinicholas as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Resolution Trust Corporation as Conservator for Jefferson Federal Savings and Loan Association, F.A. the following described property situated in Shelby County, Alabama, to-wit:

Lot 4, Block 4, according to the Amended map of Woodford, as recorded in Map Book 8, Page 51 A, B, C, and D, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Resolution Trust Corporation as Conservator for Jefferson Federal Savings and Loan Association, F.A., 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, Resolution Trust Corporation as Conservator for Jefferson Federal Savings and Loan Association, F.A. has caused this instrument to be executed by and through Matthew A. Dinicholas as Auctioneer conducting said sale, and as Attorney in Fact, and Matthew A. Dinicholas as Auctioneer conducting said sale has hereto set his hand and seal on this the 11th day of October, 1991.

  
Matthew A. Dinicholas  
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 Matthew A. Dinicholas whose name as Auctioneer and Attorney in Fact for Resolution Trust Corporation as Conservator for Jefferson Federal Savings and Loan Association, F.A. 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 11th day of October, 1991.

  
Notary Public

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

91 OCT 11 PM 2:42

  
JUDGE OF PROBATE

1. Deed Tax	\$ 2.00
2. Mfg. Tax	\$ 5.00
3. Recording Fee	\$ 2.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
<b>Total</b>	<b>\$ 12.00</b>

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