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MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That David W. Brasher and wife, Susan H. Brasher, did, on to-wit, September 1, 1987, execute a mortgage to Collateral Mortgage, Ltd. which is recorded in Book 150, Page 421, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to and acquired by First Wachovia Mortgage Company, now known as Wachovia Mortgage Company, by document recorded in Book 287, Page 559, in the Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Wachovia Mortgage Company 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, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama, in its issues of January 8, 15 & 22, 1992; and

WHEREAS, on February 4, 1992, 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 Wachovia Mortgage Company 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 Wachovia Mortgage Company, in the amount of SEVENTY TWO THOUSAND SIX HUNDRED TWO AND 83/100 DOLLARS (\$72,602.83), which sum the said Wachovia Mortgage Company offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Wachovia Mortgage Company; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefore, 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 SEVENTY TWO THOUSAND SIX HUNDRED TWO AND 83/100 DOLLARS (\$72,602.83), on the indebtedness secured by said mortgage, the said David W. Brasher and wife, Susan H. Brasher, acting by and through the said Wachovia Mortgage Company by Ronald E. Henderson, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wachovia Mortgage Company, by Ronald E. Henderson, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and Ronald E. Henderson, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Wachovia Mortgage Company, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION.

TO HAVE AND TO HOLD THE above described property unto Wachovia Mortgage Company 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 Wachovia Mortgage Company has caused this instrument to be executed by Ronald E. Henderson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Ronald E. Henderson has executed this instrument in his capacity as such auctioneer on this 4th day of February, 1992.

BOOK 386 PAGE 901

Tangle Bay Farm
900 Park Place Tower
Birmingham, AL 35203

David W. Brasher and wife,
Susan H. Brasher, Mortgagor(s)

By Wachovia Mortgage Company
Mortgagee or Transferee of Mortgagee

By Ronald E. Henderson
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee

Wachovia Mortgage Company
Mortgagee or Transferee of Mortgagee

By Ronald E. Henderson
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee

Ronald E. Henderson
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Ronald E. Henderson, 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, in his 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 4th day of February, 1992.

Mary Paulette Osborn
NOTARY PUBLIC

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: JULY 24, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY:
Robert R. Sexton, Attorney at Law
Suite 900 Park Place Tower
2001 Park Place North
Birmingham, Alabama 35203

Address of Grantee:
Wachovia Mortgage Company
P. O. Box 3174
Winston-Salem, NC 27102

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EXHIBIT 'A'

Unit 809, Building 8, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327, Real Volume 50, page 340 and re-recorded in Real 50, page 942 and amended in Real 59, page 19 and further amended by Corporate Volume 30, page 407 and in Real 96, page 855 and, Real 97, page 937 and By-Laws as shown in Real Volume 27, page 733 and then amended in Real Volume 50, page 325 together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44 and amended in Map Book 9 page 135 and further amended by Map Book 10, page 49 in the Probate Office of Shelby County, Alabama.

ALSO DESCRIBED AS FOLLOWED:

Unit 809, Building 8, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733; Real Volume 50, page 327; Real Volume 50, page 340 and re-recorded in Real 50, page 942; Real 165, page 578 and amended in Real 59, page 19 and further amended by Corporate Volume 30, page 407 and in Real 96, page 855 and Real 97, page 937 and By-Laws as shown in Real Volume 27, page 733 and then amended in Real Volume 50, page 325 together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, page 41 thru 44 and amended in Map Book 9, page 135 and further amended by Map Book 10, Page 49, in the Probate Office of Shelby County, Alabama.

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NOTARY PUBLIC
I CERTIFY THIS
DOCUMENT WAS FILED

92 FEB -4 AM 11:05

JUDGE OF PROBATE

Mortgagor: H. R. Copeland
Wachovia Mortgage Company
WMC#713220-4
FHA #011-2924953

1. Deed Tax	\$	
2. Mig. Lx	\$	
3. Recording Fee	\$	7.50
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	12.50