

This Instrument was prepared by: Larry R. Newman, Attorney
3021 Lorna Road, Suite 310
Birmingham, Alabama 35216-4500

STATE OF ALABAMA)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that WHEREAS, heretofore on August 31, 1988, to wit, James Randall Smith, and Amanda T. Smith (hereinafter the "Mortgagors"), executed a certain mortgage on property hereinafter described to First Family Financial Services, Inc. (hereinafter the "Mortgagee") which said mortgage is recorded in Volume 203, page 745, in the Office of the Judge of Probate of Shelby County, Alabama; and

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 Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County 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 conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and First Family Financial Services, Inc. did declare all of the indebtedness secured by 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 of general circulation published in Shelby County, Alabama, in its issues of October 14, October 21, and October 28, 1992; and

WHEREAS, on the 4th day of November, 1992, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, John W. Jennings, Jr. was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said First Family Financial Services, Inc. and whereas the said First Family Financial Services, Inc. was the highest bidder, in the amount of \$27,143.47 on the indebtedness secured by said mortgage, the said First Family Financial Services, Inc. by and through John W. Jennings, Jr. as auctioneer conducting said sale, and as Attorney-in-fact for First Family Financial Services, Inc. and by and through John W. Jennings, Jr., as auctioneer conducting said sale, does hereby grant, bargain, sell, and convey unto First Family Financial Services, Inc. the following described property situated in Shelby County, Alabama.

A part of the NE 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East described as follows: Begin at the NW corner of said forty acre and run in a Southerly direction along the Western boundary of said 40 acre tract, 855 feet; thence turn an angle of 102 degrees, 02 minutes to left and run distance of 300 feet to point of beginning of tract herein described; thence continue in same direction to the intersection of the West right of way line of Birmingham-Montgomery Highway; thence in a Northerly direction along West right of way line of said Highway a distance of 84 feet to the South line of a 21 foot easement for a driveway; thence in

Inst # 1992-25742

11/22/92 4:19 PM CERTIFIED

a Southwesterly direction along the South line of said driveway a distance of 125.03 feet; thence run South a distance of 86.00 feet to the point of beginning.

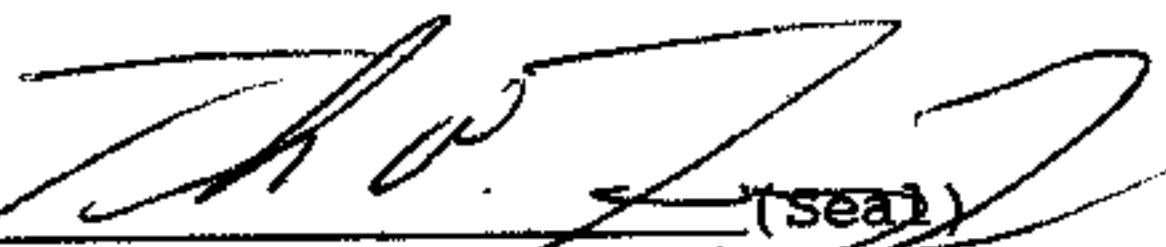
TO HAVE AND TO HOLD the above described property unto First Family Financial Services, Inc., its successors and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Mortgagors and Transferee have caused this instrument to be executed by and through John W. Jennings, Jr., as auctioneer conducting said sale and as Attorney-in-fact for all parties separately, and John W. Jennings, Jr., as auctioneer conducting said sale and as Attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 4th day of November, 1992.


James Randall Smith (Mortgagor)

Amanda T. Smith (Mortgagor)

By:  (Seal)
Auctioneer & Attorney-in-fact

By:  (Seal)
Auctioneer & Attorney-in-fact

First Family Financial Services, Inc.
Mortgagee

By:  (Seal)
Auctioneer & Attorney-in fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John W. Jennings, Jr., whose name as auctioneer is signed to the foregoing conveyance, and who signed the names of James Randall Smith and Amanda T. Smith, and who also signed the name of First Family Financial Services, Inc., is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the same day the same bears date, as the action of John W. Jennings, Jr., as auctioneer and the person conducting the same for First Family Financial Services, Inc. for and as the act of said First Family Financial Services, Inc., Mortgagee, and as the action of Mortgagors, in the mortgage referred to in the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 4th day of November, 1992.


Notary Public
My Commission Expires: 3-4-96

Inst # 1992-25742

11/04/1992-25742
01:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HJS 11.00