

This instrument prepared by:  
Jerry E. Held, Esquire  
SIROTE & PERMUTT, P.C.  
2222 Arlington Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:  
Rudolph Real Estate, Inc.  
#1 Office Park Circle #200  
Birmingham, AL 35222

Inst # 1992-31136

STATE OF ALABAMA )  
COUNTY OF SHELBY )

FORECLOSURE DEED 12/23/1992-31136  
01:57 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 109.50

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of June, 1978, Donald R. Gross and wife, Rosemarie A. Gross, executed that certain mortgage on real property hereinafter described to First Alabama Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 380, at Page 888; and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 County by publication once a week for three (3) 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said First Alabama Bank 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 2, 9, 16, 1992; and

WHEREAS, on December 22, 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 First Alabama Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, James D. Campbell was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said First Alabama Bank; and

WHEREAS, Rudolph Real Estate, Inc. and Erskine Ramsay, II were the highest bidders and best bidders in the amount of Ninety-Seven Thousand, Nine Hundred Seventy-One and 87/100 ----- Dollars ( \$97,971.87 ) on the indebtedness secured by said mortgage, the said First Alabama Bank, by and through James D. Campbell as auctioneer conducting said sale and as attorney-in-fact for Mortgagee, First Alabama Bank, does hereby grant, bargain, sell and convey unto Rudolph Real Estate, Inc. and Erskine Ramsay, II, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

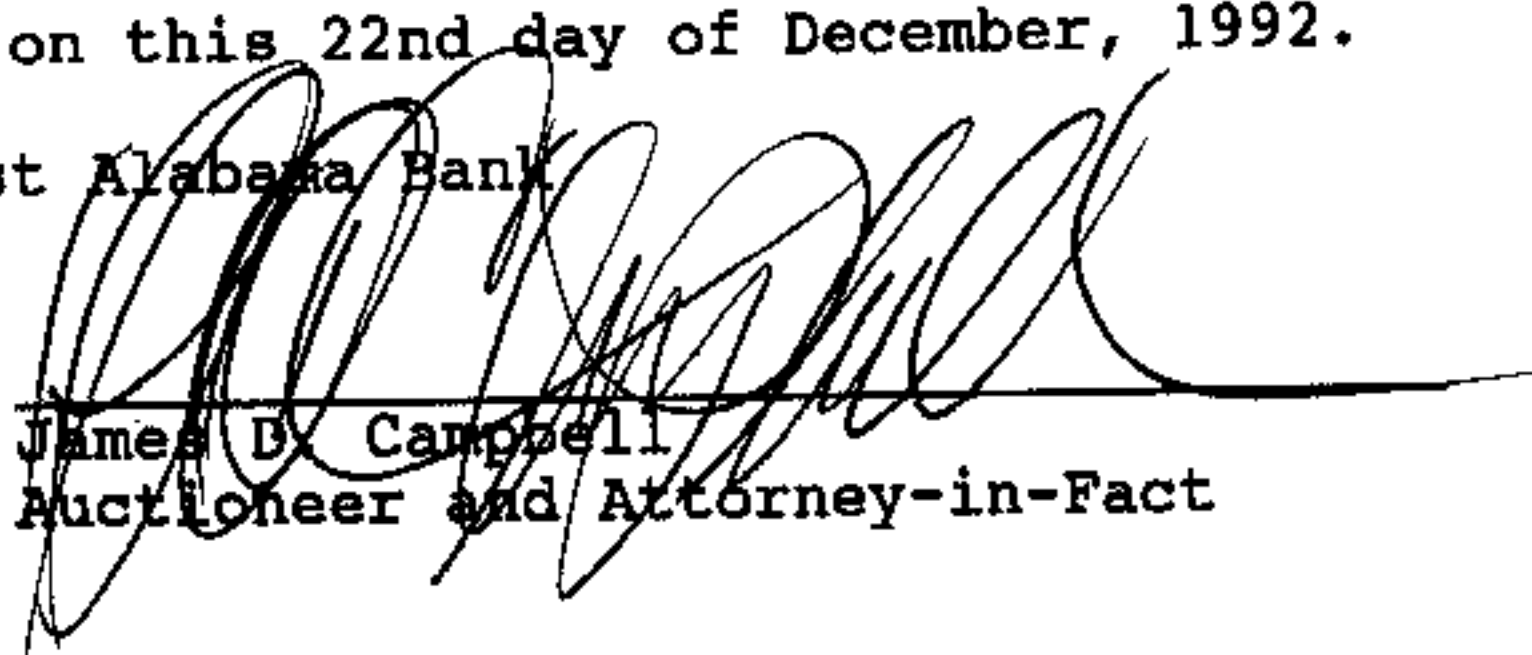
Lot 1, Block 2, according to Applecross, a subdivision of Inverness, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama.

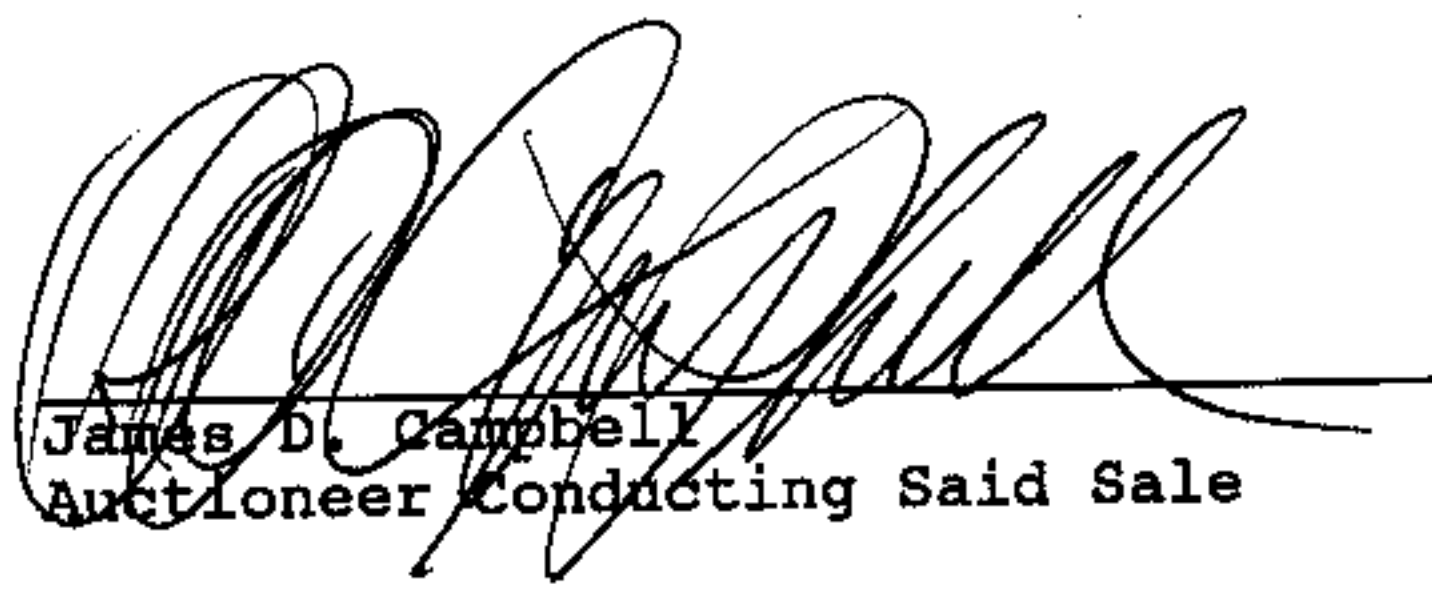
TO HAVE AND TO HOLD the above described property unto Rudolph Real Estate, Inc. and Erskine Ramsay, II, their successors/heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, First Alabama Bank, Mortgagee, has caused this instrument to be executed by and through James D. Campbell as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said James D. Campbell, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 22nd day of December, 1992.

First Alabama Bank

By:

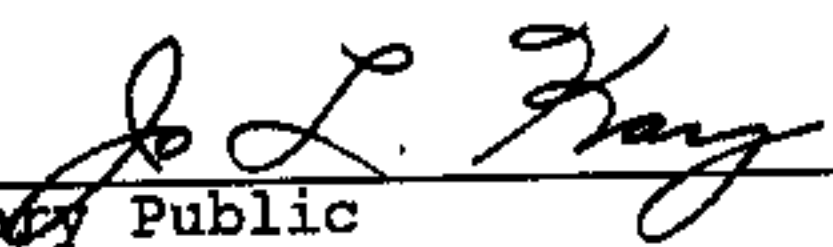
  
James D. Campbell  
Auctioneer and Attorney-in-Fact

  
James D. Campbell  
Auctioneer Conducting Said Sale

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Campbell, whose name as auctioneer and attorney-in-fact for First Alabama Bank, Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 22nd day of December, 1992.

  
Notary Public  
My Commission Expires: 7/16/93

Inst # 1992-31136

12/23/1992-31136  
01:57 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 109.50