

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That John S. Therrell and wife, Pamela Melton Therrell, did, on to-wit, June 16, 1989, execute a mortgage to First General Lending Corp. which is recorded in Mortgage Record Book 243, Page 356, 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 Wachovia Mortgage Company by document recorded in Instrument #1993-03854, and re-recorded in Instrument #1993-19663, 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 Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama, in its issues of August 18, 25, & September 1, 1993; and

WHEREAS, on September 21, 1993, 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 FIFTY-SIX THOUSAND, TWO HUNDRED SIXTY-NINE AND 30/100 DOLLARS (\$56,269.30), 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 FIFTY-SIX THOUSAND, TWO HUNDRED SIXTY-NINE AND 30/100 DOLLARS (\$56,269.30), on the indebtedness secured by said mortgage, the said John S. Therrell and wife, Pamela Melton Therrell, acting by and through the said Wachovia Mortgage Company by Conrad M. Fowler, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wachovia Mortgage Company, by Conrad M. Fowler, as said auctioneer and the person conducting the 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:

Lot 2 of Lacoosa Acres, as recorded in Map Book 6, page 45, in the Probate Office of Shelby County, Alabama; ALSO the following tract of land; A part of Lot 3 Lacoosa Acres, as recorded in Map Book 6, Page 45, in the Office of the Judge of Probate, Shelby County, described as follows: Begin at the Northwest corner of said Lot 2 Lacoosa Acres; Thence run South along the West line of said Lot 2 a distance of 134.99 feet to a point on the Northerly right of way of Woodland Drive; Thence turn right 169 degrees 20 minutes 37 seconds and run Northwesterly leaving said right of way a distance of 137.36 feet to the North line of said Lot 3; Thence turn right 100 degrees 39 minutes 23 seconds and run East along the North line of said Lot 3 a distance of 25.40 feet to the Point of Beginning. Situated in Shelby County, Alabama.

09/27/1993-29636  
09:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

Tringle, Sexton

Inst # 1993-29636

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 Conrad M. Fowler, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Conrad M. Fowler has executed this instrument in his/her capacity as such auctioneer on this 21st day of September, 1993.

John S. Therrell and wife,  
Pamela Melton Therrell, Mortgagor(s)

By Wachovia Mortgage Company  
Mortgagee or Transferee of Mortgagee

By Conrad M. Fowler  
As Auctioneer and the person conducting  
said sale for the Mortgagee or Transferee  
of Mortgagee

Wachovia Mortgage Company  
Mortgagee or Transferee of Mortgagee

By Conrad M. Fowler  
As Auctioneer and the person conducting  
said sale for the Mortgagee or Transferee  
of Mortgagee

Conrad M. Fowler  
As Auctioneer and the person conducting  
said sale for the Mortgagee or Transferee  
of Mortgagee

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Conrad M. Fowler, 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/she, in his/her 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 21st day of September, 1993.

Peggy J. Letson  
NOTARY PUBLIC

My commission expires: 9/27/95

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

Inst # 1993-29636

09/27/1993-29636  
09:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00