

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH E. BULGARELLA, ATTORNEY AT LAW  
2100 11th Avenue North  
BIRMINGHAM, ALABAMA 35234

STATE OF ALABAMA)  
SHELBY COUNTY)

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PREMISES, that whereas, heretofore, on, to-wit: on the 11THth day of September, 1991, Jann B. Wells, and wife, Wendy W. Wells executed a certain mortgage on property hereinafter described to Union State Bank which mortgage is recorded in Book 365, pages 441 and 442 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 the 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 Shelby County, Alabama, Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper publishing in said city by publication once a week for four consecutive weeks prior to said sale at public outcry for cash, to the highest bidder;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Union State 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 the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 2, 6 and 16, 1994; and

WHEREAS, on the 28th day of February 1994, 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 the Union State Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Alabama, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Joseph E. Bulgarella was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said Union State Bank and whereas said Union State Bank was the highest bidder and best bidder, in the amount of Forty four thousand dollars and no/100 (\$44,000.00) on the indebtedness secured by said mortgage, said Union State

03/28/1994-10111  
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SHELBY COUNTY JUDGE OF PROBATE  
003 NCD 14.50

Inst # 1994-10111

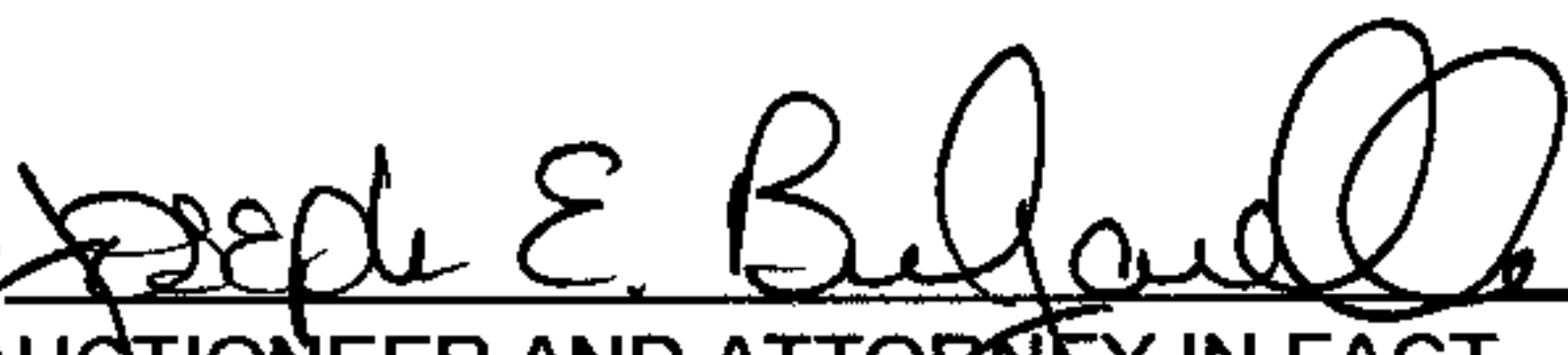
Bank by and through Joseph E. Bulgarella as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Union State Bank the following described property situated in Shelby County, Alabama, to-wit:

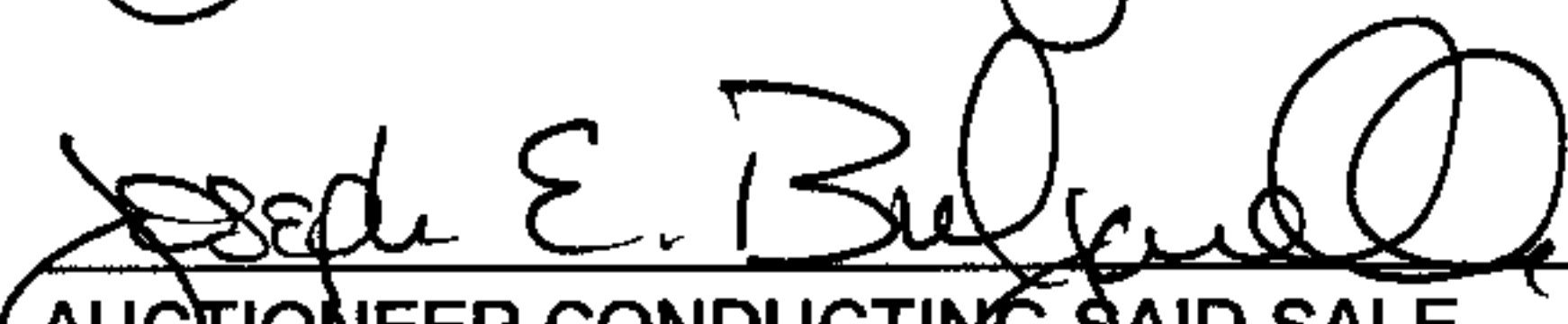
Lot 22, according to the Map of Riverchase County Club, First Addition,  
as recorded in Map Book 7, Page 115, in the Probate Office of Shelby  
County, Alabama.

TO HAVE AND TO HOLD the above described property unto Union State Bank its 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, Union State Bank has caused this instrument to be executed by and through Joseph E. Bulgarella as auctioneer conducting the said sale and as Attorney-in-Fact, and Joseph E. Bulgarella as auctioneer conducting said sale has hereto set his hand and seal on this the 28th day of February, 1994.

Union State Bank

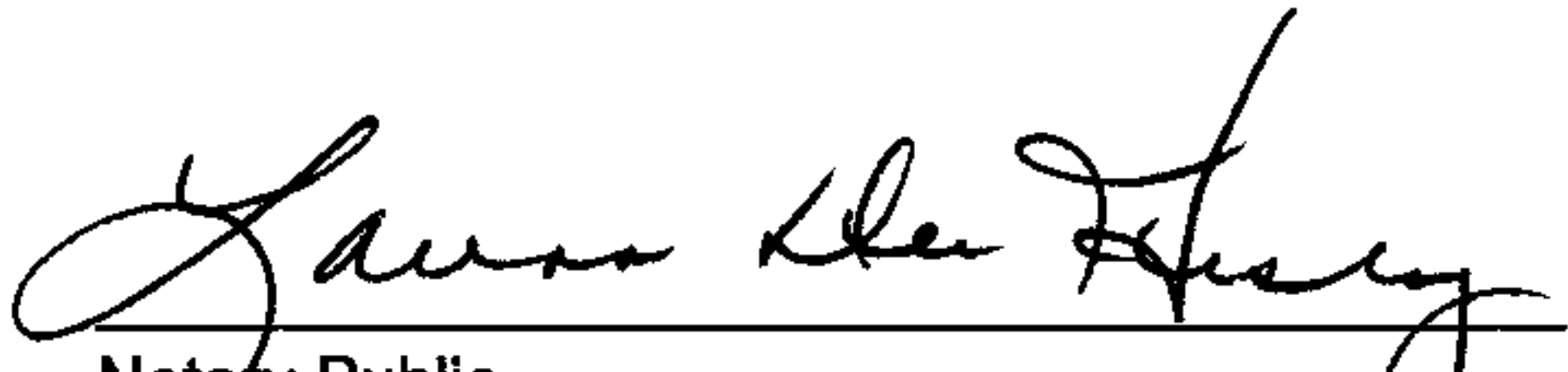
By:   
AUCTIONEER AND ATTORNEY IN FACT

  
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Joseph E. Bulgarella, whose name as auctioneer and Attorney In Fact for Union State Bank and who 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 day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 28th day of February, 1994.

  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES APRIL 7 1994

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