

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Robin E. Brasher
6105631

KNOW ALL MEN BY THESE PRESENTS: That, Robin E. Brasher and Wanda A. Brasher did, on to-wit, the 7th day of November, 1986, execute a mortgage to Cardinal Homes, Inc., which mortgage is recorded in Book 102, Page 242 which said mortgage was duly transferred and assigned to State Street Bank and Trust Company, As Trustee under that certain Pooling and Servicing Agreement dated March 1, 1993 by instrument recorded in Book 9404, Page 380 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said State Street Bank and Trust Company, as Trustee 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 Counter Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 30, April 6, 13, 1994; and

WHEREAS, on the 23rd day of May, 1994, 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 State Street Bank and Trust Company, as Trustee did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse 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 State Street Bank and Trust Company, as Trustee, in the amount of Twenty Nine Thousand One Hundred Seventy Two Dollars and 39/100 (\$29,172.39), which sum the said State Street Bank and Trust Company, as Trustee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said State Street Bank and Trust Company, as Trustee; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the 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 Twenty Nine Thousand One Hundred Seventy Two Dollars and 39/100 (\$29,172.39), cash, the said Robin E. Brasher and Wanda A. Brasher, acting by and through the said State Street Bank and Trust Company, as Trustee, by Paul K. Moore, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said State Street Bank and Trust Company, as Trustee, by Paul K. Moore, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Paul K. Moore, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto State Street Bank and Trust Company, as Trustee, the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land located in the NW $\frac{1}{4}$ of Section 08, township 18 South, Range 1 East, Shelby County, Alabama. Said tract more particularly described as follows:

Commencing at the intersection of the South Right-of-way of Shelby

06/01/1994-17485
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

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Inst # 1994-17485

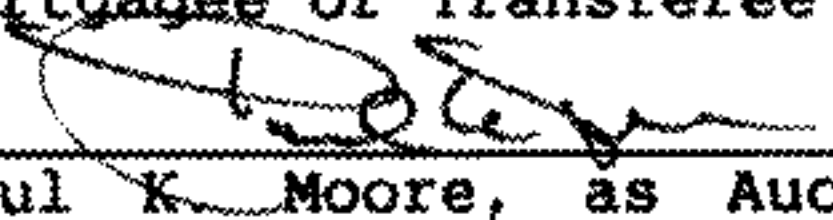
County Road #41 (NewColumbiana-Ashville Highway) and the Westline of the said NW $\frac{1}{4}$ -NE $\frac{1}{4}$, thence easterly along said South Right-of-way for 640 feet more or less to a point lying 350 feet West of the Intersection with the old Columbiana Highway said point also the Point of Beginning of the tract herein described, continue Easterly along said South Right-of-way for 350 feet to the intersection with the old Columbiana Highway (unpaved road), then turn right Southwesterly along said old Columbiana Highway for 350 feet, thence turn right Northwesterly for 218.05 feet to the Point of Beginning. Containing 0.83 Acres +/-

TO HAVE AND TO HOLD THE above described property unto State Street Bank and Trust Company, as Trustee, 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, and any taxes which may be due.

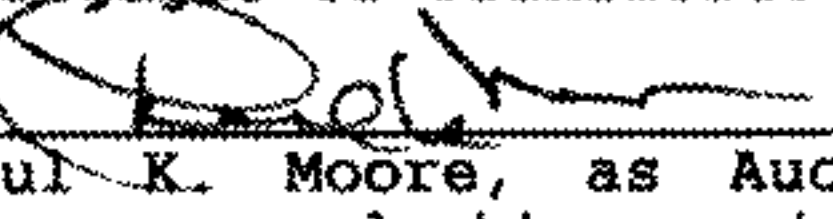
IN WITNESS WHEREOF, the said State Street Bank and Trust Company, as Trustee, has caused this instrument to be executed by Paul K. Moore, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Paul K. Moore, has executed this instrument in his capacity as such auctioneer on this the 23rd day of May, 1994.

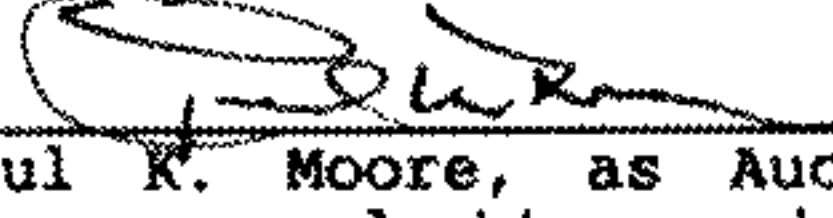
Robin E. Brasher and Wanda A. Brasher
Mortgagors

By State Street Bank and Trust Company,
as Trustee
Mortgagee or Transferee of Mortgagee

By 
Paul K. Moore, as Auctioneer and the
person conducting said sale for the
Mortgagee or Transferee of Mortgagee

State Street Bank and Trust Company, as
Trustee
Mortgagee or Transferee of Mortgagee

By 
Paul K. Moore, as Auctioneer and the
person conducting said sale for the
Mortgagee or Transferee of Mortgagee

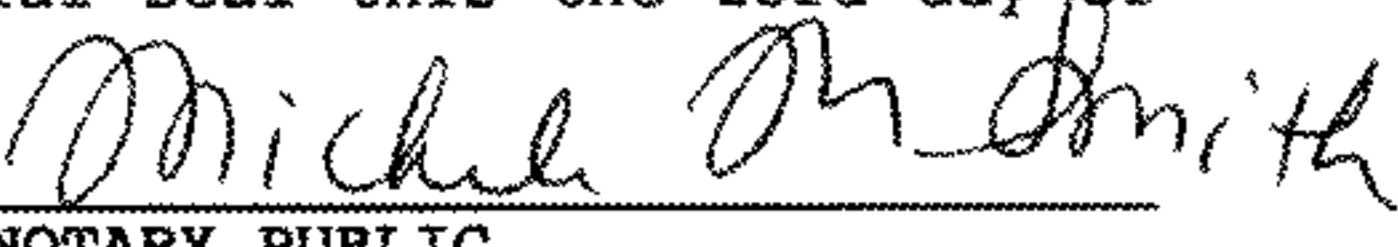
By 
Paul K. Moore, as Auctioneer and the
person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Paul K. Moore, 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 that bears that same date.

Given under my hand and official seal this the 23rd day of May, 1994.

MICHELE M. SMITH
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY 13, 1995
BONDED BY OLD REPUBLIC SURETY CO.


NOTARY PUBLIC

GRANTEE'S ADDRESS
11000 Broken Land Parkway
Suite 200
Columbia, Maryland 21044

Instrument prepared by:
Jeffrey E. Rowell
SHAPIRO & KREISMAN 94-0117
Two Metroplex Drive, Suite 305
Birmingham, Alabama 35209

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