

STATE OF ALABAMA            )  
                                  :  
COUNTY OF SHELBY            )

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT JAMES K. MCCAMBRIDGE and wife, CYNTHIA R. MCCAMBRIDGE, did on November 17, 1986, execute a mortgage to CAMERON-BROWN COMPANY, which mortgage is recorded in Mortgage Book 103, Page 345, 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 SECRETARY OF HOUSING AND URBAN DEVELOPMENT, by assignment dated March 5, 1993, and recorded in Instrument # 1993-07020, in the Probate Records of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 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 County Reporter, a newspaper of general circulation published in the City of Columbiana, County of Shelby, State of Alabama, in its issues of May 17, 24, and 31, 1995, and

WHEREAS, on June 19, 1995, 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 SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 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 SHELBY RESOURCES, INC., in the amount of EIGHTY-FOUR THOUSAND ONE HUNDRED NINETY-EIGHT AND 63/100, (\$84,198.63) DOLLARS; and

WHEREAS, said mortgage 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 the sum of EIGHTY-FOUR THOUSAND ONE HUNDRED NINETY-EIGHT AND 63/100 (\$84,198.63), DOLLARS, the said JAMES K. MCCAMBRIDGE and wife, CYNTHIA R. MCCAMBRIDGE, acting by and through the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, by JAMES J. ODOM, JR., as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, by JAMES J. ODOM, JR., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JAMES J. ODOM, JR., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto SHELBY RESOURCES, INC. the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the survey of Navajo Hills, 7th Sector, as recorded in Map Book 7 page 95 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto SHELBY RESOURCES, INC., forever. This foreclosure deed is executed in accordance with 12 U.S.C. Section 1710 (1) (1) and there is no right of redemption in the mortgagor or in any other person. Subject to prior liens, ad valorem taxes, easements and restrictions of record.

Shelby Resources Inc.  
P.O. Box 419  
Pelham, AL  
35124-0419

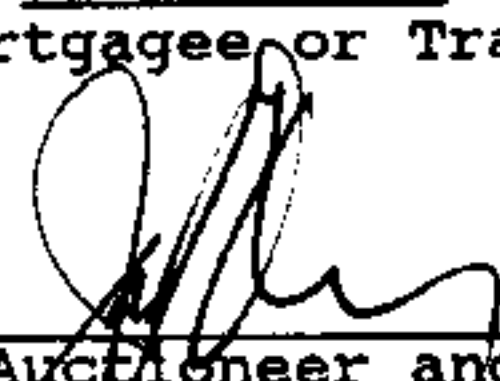
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03:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NEL 95.50

Inst # 1995-17112

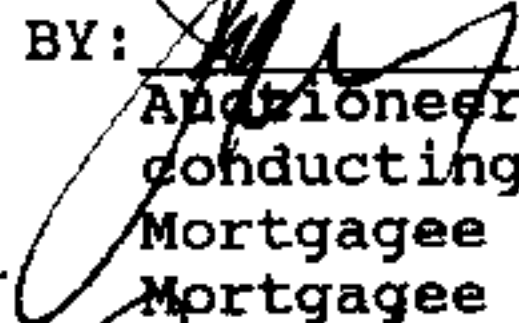
IN WITNESS WHEREOF, the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, has caused this instrument to be executed by JAMES J. ODOM, JR., as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said JAMES J. ODOM, JR., has executed this instrument in his capacity as such auctioneer on this the 19th day of June, 1995.

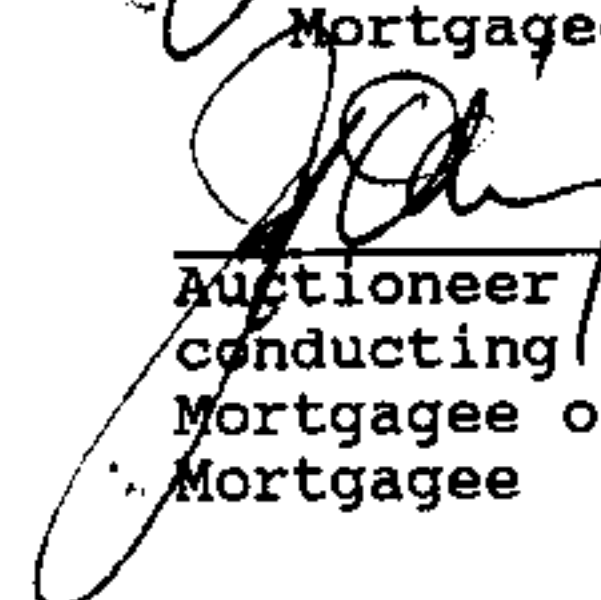
JAMES K. MCCAMBRIDGE and wife.  
CYNTHIA R. MCCAMBRIDGE  
Mortgagors

BY: SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT  
Mortgagee or Transferee of Mortgagee

BY:   
Auctioneer and the person  
conducting the sale for the  
Mortgagee or Transferee of  
Mortgagee

SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT  
Mortgagee or Transferee of Mortgagee

BY:   
Auctioneer and the person  
conducting the sale for the  
Mortgagee or Transferee of  
Mortgagee

  
Auctioneer and the person  
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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 JAMES J. ODOM, JR., 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 the same bears date.

GIVEN under my hand and official seal this the 19th day of June, 1995.

Anne P. Marshall  
Notary Public

My Commission Expires: 3/13/99

THIS INSTRUMENT PREPARED BY:  
ARTHUR M. STEPHENS  
STEPHENS, MILLIRONS, HARRISON & WILLIAMS, P.C.  
P.O. BOX 307  
HUNTSVILLE, AL 35804

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