

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore, on, to-wit, April 11, 1988, George M. Calvin, Jr. and wife, Connie M. Calvin, executed and delivered to Goldome Credit Corporation, a Mortgage conveying to Goldome Credit Corporation the property hereinafter described, which said Mortgage was given to secure an indebtedness therein mentioned, and which Mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 180, at Page 342, which Mortgage was assigned by Goldome Credit Corporation to State Street Bank and Trust Company, as Trustee of Mortgage Obligation Structured Trust 1993-1 under the Pooling and Servicing Agreement dated as of March 1, 1993, by virtue of that certain Assignment of Mortgage dated February 12, 1996, and recorded in said Probate Office at Instrument Number 1996-05598; and

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WHEREAS, it was provided in said Mortgage that if the said George M. Calvin, Jr. and wife, Connie M. Calvin, should fail to pay the note, and each and every installment thereof, evidencing the indebtedness secured by said Mortgage as they or any part thereof became due, then Goldome Credit Corporation would have the right to declare the entire indebtedness secured by said Mortgage due and payable at once and to sell the property conveyed by said Mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said Mortgagee was authorized and empowered to purchase the property conveyed in said Mortgage if the highest bidder therefor, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, the said George M. Calvin, Jr. and wife, Connie M. Calvin, did fail to pay the installments of said note secured by said Mortgage at their respective maturity; and

WHEREAS, State Street Bank and Trust Company, as Trustee, as Assignee, acting under the power of sale contained in said Mortgage, did give notice for three weeks by weekly insertion in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 20, 1996, March 27, 1996, and April 3, 1996, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on April 12, 1996; and

WHEREAS, after having given said notice, State Street Bank and Trust Company, as Trustee, as Assignee, on the 12th day of April, 1996, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, State Street Bank and Trust Company, as Trustee, its successors and assigns being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of Thirty One Thousand Five Hundred Thirty Three and 61/100 Dollars (\$31,533.61).

NOW, THEREFORE, George M. Calvin, Jr. and wife, Connie M. Calvin, by Karen A. Saulsberry, the person making said sale, State Street Bank and Trust Company, as Trustee, as Assignee, by Karen A. Saulsberry, as auctioneer and the person making said sale, and Karen A. Saulsberry, as said auctioneer and the person making said sale, for and in consideration of the premises and the sum of Thirty One Thousand Five Hundred Thirty Three and 61/100 Dollars (\$31,533.61), applied by State Street Bank and Trust Company, as Trustee, as Assignee, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said State Street Bank and Trust Company, as Trustee, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

Commence at the Southwest corner of the SW1/4 of the NW1/4 of Section 30, Township 18 South, Range 2 East; thence run Easterly and along the South line for a distance of 800.0 feet, more or less, to a point on the Westerly margin of Shelby County Highway No. 55; thence N 31° 30' and along said highway for a distance of 320.95 feet to the POINT OF BEGINNING. Thence continue along

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same line for a distance of 68.50 feet; thence turn 90° 00' 00" to the left for a distance of 219.00 feet; thence turn 90° 00' 00" to the left for a distance of 68.50 feet; thence turn 90° 00' to the left for a distance of 219.00 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD, the aforegranted property unto the said State Street Bank and Trust Company, as Trustee, its successors 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 of the State of Alabama. This conveyance is made subject to unpaid taxes and assessments, if any.

IN WITNESS WHEREOF, George M. Calvin, Jr. and wife, Connie M. Calvin, by Karen A. Saulsberry, the person making said sale, State Street Bank and Trust Company, as Trustee, as Assignee, by Karen A. Saulsberry, as auctioneer and the person making said sale, and Karen A. Saulsberry, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 12th day of April, 1996.

George M. Calvin Jr. and wife,
Connie M. Calvin

By: Karen A. Saulsberry
As auctioneer and the person making
said sale

STATE STREET BANK AND
TRUST COMPANY, as Trustee

By: Karen A. Saulsberry
As auctioneer and the person
making said sale

By: Karen A. Saulsberry
As auctioneer and the person
making said sale

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **Karen A. Saulsberry**, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 12th day of April, 1996.

(SEAL)

[Signature]
Notary Public
My commission expires: 2/23/98

This instrument was prepared by:
Bowdy J. Brown, Esq.
Rushton, Stakely, Johnston & Garrett, P.A.
Post Office Box 270
Montgomery, Alabama 36101-0270

Our File No.: 4382-48
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