

This Instrument was prepared by: SEXTON, LEBRUN & JONES, P.C.,  
Attorneys at Law  
310 Lorna Professional Building  
3021 Lorna Road  
Birmingham, Alabama 35216-4500

STATE OF ALABAMA     )  
                              )  
COUNTY OF JEFFERSON)

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore on February 24, 1995 to wit, Bill's Contracting Service, Inc., (herein "Mortgagor", whether one or more than one), executed a certain mortgage on property, hereinafter described, to First Federal of the South, (herein "Mortgagee"), which said mortgage is recorded in Instrument Number 1995-05431, 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 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 Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and said mortgage provided that in case of sale under the power and authority contained in same, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Mortgagee, First Federal of the South, 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 March 5, March 12, and March 19, 1997; and

WHEREAS, on March 27, 1997, the day on which the foreclosure was held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Stephen L. Sexton was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Mortgagee; and whereas the said Mortgagee was the highest bidder and best bidder, in the amount of \$58,314.10 on the indebtedness secured by said mortgage, the said Mortgagee by and through Stephen L. Sexton, as auctioneer conducting said sale, and as Attorney-in-fact for Mortgagee, and by and through Stephen L. Sexton, as auctioneer conducting said sale, does hereby grant, bargain, sell, and convey unto First Federal of the South, the following described property situated in Shelby County, Alabama, to wit:

Lot 90, according to the Survey of Park Forest Sector 7, Phase 1, as recorded in Map Book 19, page 33, in the Probate Office of Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE  
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TO HAVE AND TO HOLD the above described property unto First Federal of the South, 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.

IN WITNESS WHEREOF, Mortgagor and Mortgagee have caused this instrument to be executed by and through Stephen L. Sexton, as auctioneer conducting said sale and as Stephen L. Sexton, Attorney-in-fact for all parties separately, and Stephen L. Sexton, as auctioneer conducting said sale and as Attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 27th day of March, 1997.

Bill's Contracting Service, Inc.  
William D. Murray, President

By:  (Seal)  
Auctioneer & Attorney-in-fact

First Federal of the South  
(Mortgagee)

By:  (Seal)  
Auctioneer & Attorney-in fact

Inst # 1997-09515

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stephen L. Sexton, whose name as auctioneer is signed to the foregoing conveyance, and who signed the name(s) of William D. Murray, President of Bill's Contracting Service, Inc. and who also signed the name of First Federal of the South, 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 same day the same bears date, as the action of himself as auctioneer and the person conducting the same for First Federal of the South, for and as the act of said First Federal of the South, Mortgagee, and as the action of Mortgagors, in the mortgage referred to in the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 27th day of March, 1997.

  
Notary Public  
My Commission Expires: 3-4-2000

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