

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Dennis E. Painter, Jr.
419526-9

KNOW ALL MEN BY THESE PRESENTS: That, Dennis E. Painter, Jr., an unmarried man did, on to-wit, the 17th day of May, 1996, execute a mortgage to Southeastern Mortgage of Alabama, L.L.C., which mortgage is recorded in Instrument #1996-18053, said mortgage duly transferred and assigned to Leader Federal Bank for Savings by Instrument recorded in Instrument 1996-18054 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 Union Planters Bank, A National Association formerly known as Leader Federal Bank for Savings 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 Shelby County, Alabama, in its issues of February 4, 11, 18, 1998; and

WHEREAS, on the 4th day of March, 1998, 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 Union Planters Bank, A National Association formerly known as Leader Federal Bank for Savings 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 Union Planters Bank, A National Association formerly known as Leader Federal Bank for Savings, in the amount of One Hundred Nineteen Thousand and 00/100 Dollars (\$119,000.00), which sum the said Union Planters Bank, A National Association formerly known as Leader Federal Bank for Savings offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Union Planters Bank, A National Association formerly known as Leader Federal Bank for Savings; 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 One Hundred Nineteen Thousand and 00/100 Dollars (\$119,000.00), cash, the said Dennis E. Painter, Jr., an unmarried man, acting by and through the said Union Planters Bank, A National Association formerly known as Leader Federal Bank for Savings, by EDITH SCHAUBLE PICKETT, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Union Planters Bank, A National Association formerly known as Leader Federal Bank for Savings, by EDITH SCHAUBLE PICKETT, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and EDITH SCHAUBLE PICKETT, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Union Planters Bank, A National Association formerly known as Leader Federal Bank for Savings, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 92, according to the Map of Greenfield, Sector Five, as recorded in Map Book 17, Page 20, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Union Planters Bank, A National Association formerly known as Leader Federal Bank for Savings, 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.

Inst # 1998-07484

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SHELBY COUNTY JUDGE OF PROBATE
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IN WITNESS WHEREOF, the said Union Planters Bank, A National Association formerly known as Leader Federal Bank for Savings, has caused this instrument to be executed by EDITH SCHAUBLE PICKETT, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said EDITH SCHAUBLE PICKETT, has executed this instrument in his capacity as such auctioneer on this the 4th day of March, 1998.

Dennis E. Painter, Jr., an unmarried man
Mortgagors

By Union Planters Bank, A National Association formerly known
as Leader Federal Bank for Savings
Mortgagee or Transferee of Mortgagee

By Edith Schauble Pickett
EDITH SCHAUBLE PICKETT, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of Mortgagee

Union Planters Bank, A National Association formerly known as
Leader Federal Bank for Savings
Mortgagee or Transferee of Mortgagee

By Edith Schauble Pickett
EDITH SCHAUBLE PICKETT, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of Mortgagee

By Edith Schauble Pickett
EDITH SCHAUBLE PICKETT, 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 EDITH SCHAUBLE PICKETT, 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 4th day of March, 1998.

MY COMMISSION EXPIRES:

COMMISSION EXPIRES OCTOBER 10, 1998

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2100 16th Avenue South Suite 200
Birmingham, Alabama 35205
98-0057

[Signature]
NOTARY PUBLIC

GRANTEE'S ADDRESS
7130 Goodlett Farms Parkway
Cordova, TN 38018

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