

Mr. Robert D. Rives
Capell, Howard, Knabe & Cobbe
P.O. Box 2089
Montgomery, Alabama 36102-2089

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS; That Evelyn W. Richardson, a single woman, did, on to-wit, May 29, 1981, execute a mortgage to Engel Mortgage Company, Inc., which mortgage is recorded in Real Book 413, Page 135, 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 Alabama Housing Finance Authority by document recorded in said Probate Office; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Alabama Housing Finance Authority 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, Shelby County, Alabama, in its issues of March 18, 25, and April 1, 1998; and,

WHEREAS, on April 15, 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 Alabama Housing Finance Authority 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., an Alabama corporation, in the amount of Forty-Five Thousand Six Hundred Fifty One and No/100 Dollars (\$45,651.00), which sum the said Shelby Resources, Inc. paid in cash, and said property was thereupon sold to the said Shelby Resources, Inc.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, 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 a cash payment of Forty-Five Thousand Six Hundred Fifty One and No/100 Dollars (\$45,651.00), said Evelyn W. Richardson, acting by and through the said Alabama Housing Finance Authority, by Robert D. Rives, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Alabama Housing Finance Authority, by Robert D. Rives, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Robert D. Rives, 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 12, according to the survey of Woodland Hills - First Phase - Fifth Sector, as recorded in Map Book 7, Page 152, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Shelby Resources, Inc., 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;

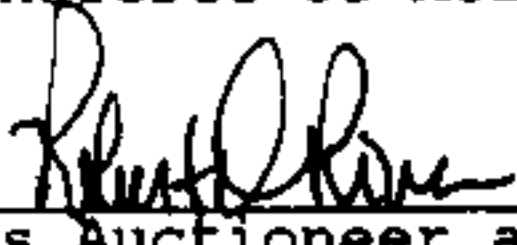
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SHELBY COUNTY JUDGE OF PROBATE
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IN WITNESS WHEREOF, the said Alabama Housing Finance Authority has caused this instrument to be executed by Robert D. Rives, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said Robert D. Rives, has executed this instrument in his capacity as such auctioneer, on this the 15th day of April, 1998.

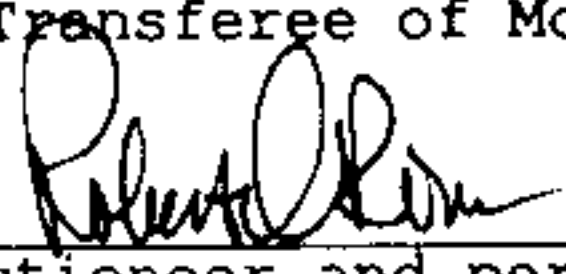
Evelyn W. Richardson, Mortgagor

By: Alabama Housing Finance
Authority, Mortgagee or
Transferee of Mortgage

By 
As Auctioneer and the person
conducting said sale for the
Mortgagee or Transferee of
Mortgagee

Alabama Housing Finance Authority,
Mortgagee or Transferee of Mortgage

By 
As Auctioneer and person conduct-
ing said sale for the Mortgagee
or Transferee of Mortgagee


As Auctioneer and person conduct-
ing said sale for the Mortgagee
or Transferee of Mortgagee

STATE OF ALABAMA
MONTGOMERY COUNTY

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that Robert D. Rives, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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 Mortgage, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of April, 1998.

(Seal)

Mary O. Easterling
Notary Public
My commission expires: 5/12/99

The address of the Grantee is: P. O. Box 419, Pelham, Alabama 35124.

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