

FORECLOSURE DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit: September 27, 1995, Robert Allen Jamison and wife Michelle Wells Jamison Mortgagors, executed a certain mortgage ("Mortgage") to South Central States Financial, Inc., said Mortgage being recorded September 29, 1995, Book 1995, Page 27461 in the Office of the Judge of Probate of Shelby County, Alabama, said mortgage being transferred and assigned to Resource Bancshares Mortgage Group, Inc., said assignment being recorded September 29, 1995, Book 1995, Page 27462, said mortgage being transferred and assigned to Mellon Mortgage Company, said assignment being recorded in June 4, 1996, Book 1996, Page 17885, said assignments being recorded in the Office of the Judge of Probate of Shelby County, Alabama;

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Mellon Mortgage Company, as, assignee and holder, did declare all of the indebtedness secured by the said Mortgage, due and payable, and said Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgage in accordance with the terms thereof, by U.S. Mail and by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of July 29, 1998, August 5, 1998, and August 12, 1998;

WHEREAS, on August 20, 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 Mellon Mortgage Company, as assignee and holder, did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Mellon Mortgage Company, in the amount of Ninety Eight Thousand Eight Hundred Eighty One Dollars and 41/100 (\$98881.41), which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Mellon Mortgage Company, as purchaser; and

WHEREAS, Windy A. Hillman conducted said sale on behalf of Mellon Mortgage Company, as assignee and holder; and

WHEREAS, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

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SHELBY COUNTY JUDGE OF PROBATE
003 CRH 14.50

Inst # 1998-32419

NOW THEREFORE, in consideration of the premises and the payment of Ninety Eight Thousand Eight Hundred Eighty One Dollars and 41/100 (\$98881.41), Robert Allen Jamison and wife Michelle Wells Jamison, Mortgagors, by and through Mellon Mortgage Company, As Assignee of Resource Bancshares Mortgage Group, Inc., as Assignee of South Central States Financial, Inc., as holder, do grant, bargain, sell and convey unto Mellon Mortgage Company, the following described real property situated in Shelby County, Alabama to-wit:

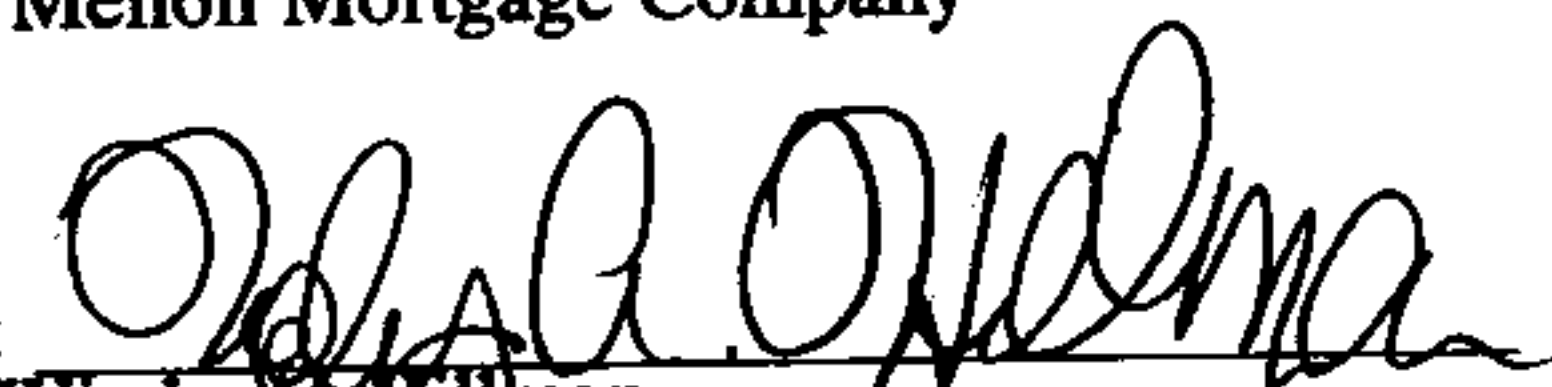
Lot 35, according to the Survey of 2nd Sector, Chanda Terrace, as recorded in Map Book 9, Page 101, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto Mellon Mortgage Company, their heirs and legal representatives; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Mellon Mortgage Company, as assignee and holder, has caused this instrument to be executed by and through Windy A. Hillman, as auctioneer conducting said sale for said Mortgagee, and said Windy A. Hillman, has hereto set her hand and seal on this 20 day of August, 1998.

By: Robert Allen Jamison and wife Michelle Wells Jamison
By: Mellon Mortgage Company

BY:


Windy A. Hillman
as Attorney in Fact

BY:


Windy A. Hillman
as Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Windy A. Hillman whose name as auctioneer and attorney in-fact for the 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 this conveyance, she in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of August, 1998.

[NOTARIAL SEAL]

Brenda Preston
Notary Public

My Commission Expires: 1-19-2000

This instrument prepared by:

Windy A. Hillman
✓ Duell, Yearout & Spina, P.C.
Suite 450, 1500 Urban Center Drive
Birmingham, Alabama 35242
Telephone: (205) 298-1800
Attorneys for Mortgagee
Account No.: 406860

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