

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sheila P. Flowers
1032504055

KNOW ALL MEN BY THESE PRESENTS: That, Sheila P. Flowers, a single person did, on to-wit, the 11th day of August, 1992, execute a mortgage to Mortgage Financing, Inc., which mortgage is recorded in Instrument# 1992-17581, which said mortgage was duly transferred and assigned to American Security Mortgage Company by instrument recorded in Instrument# 1992-17582, re-recorded in Instrument# 1993-02933, further assigned to First Bankers Mortgage Corp., in Instrument# 1992-17583, re-recorded in Instrument# 1993-02934, further assigned to Magnolia Federal Bank for Savings in Instrument# 1994-18500, further assigned to Magna Mortgage Company in Instrument# 1995-27570 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 PMAC, Inc., f/k/a Magna Mortgage Company 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 April 28, May 5, 12, 1999; and

WHEREAS, on the 26th day of May, 1999, 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 PMAC, Inc., f/k/a Magna Mortgage Company 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 PMAC, Inc., f/k/a Magna Mortgage Company, in the amount of Ninety-Six Thousand Four and 91/100 Dollars (\$96,004.91), which sum the said Union Planters PMAC, Inc., f/k/a Magna Mortgage Company offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Union Planters PMAC, Inc., f/k/a Magna Mortgage Company; 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 Ninety-Six Thousand Four and 91/100 Dollars (\$96,004.91), cash, the said Sheila P. Flowers, a single person, acting by and through the said Union Planters PMAC, Inc., f/k/a Magna Mortgage Company, by KRISTY L. LIGGAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Union Planters PMAC, Inc., f/k/a Magna Mortgage Company, by KRISTY L. LIGGAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and KRISTY L. LIGGAN, 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 PMAC, Inc., f/k/a Magna Mortgage Company, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 53, according to the survey of Timber Parc, Phase IV, recorded in Map Book 15, Page 68, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Union Planters PMAC, Inc., f/k/a Magna Mortgage Company, 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.

05/26/1999-22048
11:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00

Inst # 1999-22048

IN WITNESS WHEREOF, the said Union Planters PMAC, Inc., f/k/a Magna Mortgage Company, has caused this instrument to be executed by KRISTY L. LIGGAN, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said KRISTY L. LIGGAN, has executed this instrument in his capacity as such auctioneer on this the 26th day of May, 1999.

Sheila P. Flowers, a single person
Mortgagors

By Union Planters PMAC, Inc., f/k/a Magna Mortgage Company
Mortgagee or Transferee of Mortgagee

By Kristy L. Liggan
KRISTY L. LIGGAN, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgagee

Union Planters PMAC, Inc., f/k/a Magna Mortgage Company
Mortgagee or Transferee of Mortgagee

By Kristy L. Liggan
KRISTY L. LIGGAN, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgagee

By Kristy L. Liggan
KRISTY L. LIGGAN, 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 KRISTY L. LIGGAN, 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 26th day of May, 1999.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES: Sept. 10, 2002

Instrument prepared by:

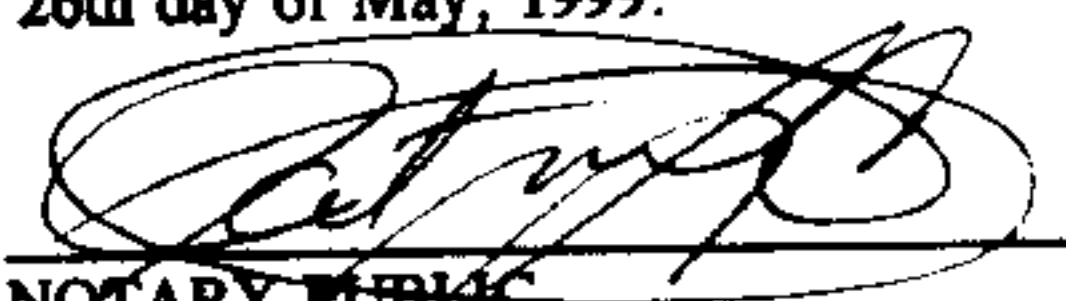
✓ CHALICE E. TUCKER

✓ SHAPIRO & TUCKER, L.L.P.

2100 16th Avenue South Suite 200

Birmingham, Alabama 35205

99-0273


NOTARY PUBLIC

GRANTEE'S ADDRESS

7130 Goodlett Farms Parkway

Cordova, TN 38018

Inst # 1999-22048

05/26/1999-22048
11:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 12.00