

SEND TAX NOTICE TO:
✓Shelby Resources, Inc.
P. O. Box 419
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
COUNTY OF SHELBY)

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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of December, 1995, Bo Bambinelli, a single person, executed that certain mortgage on real property hereinafter described to Magnolia Federal Bank for Savings, which said mortgage was recorded in the Office of the Judge of Probate of Jefferson County, Alabama, in Instrument 9514/1541, and in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 1995-37293; and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Birmingham, Jefferson 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 (3) 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Union Planters Bank, National Association, successor by merger with Magnolia Federal Bank for Savings, did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein

Inst # 1999-30389

07/20/1999-30389
02:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MMS 17.00

provided and did give due and proper notice of the foreclosure of said mortgage by publication in Alabama Messenger, a newspaper of general circulation published in Jefferson County, Alabama, in its issues of June 19, 26, and July 3, 1999, and by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 23, 30, and July 7, 1999; and

WHEREAS, on July 19, 1999, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Union Planters Bank, National Association, did offer for sale and sell at public outcry in front of the Courthouse door in Birmingham, Jefferson County, Alabama, the property hereinafter described; and

WHEREAS, Gregory M. Deitsch was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Union Planters Bank, National Association; and

WHEREAS, Shelby Resources, Inc. was the highest bidder and best bidder in the amount of Fifty-Nine Thousand and No/100 Dollars (\$59,000.00) on the indebtedness secured by said mortgage, the said Union Planters Bank, National Association, by and through Gregory M. Deitsch as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Shelby Resources, Inc., all of its right, title, and interest in and to the following described property situated in Jefferson and Shelby Counties, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the above described property unto Shelby Resources, Inc., its successors/heirs 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 in the State of Alabama.

IN WITNESS WHEREOF, Union Planters Bank, National Association, Mortgagee, has caused this instrument to be executed by and through Gregory M. Deitsch as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Gregory M. Deitsch, as said auctioneer and attorney-in-

fact for said Mortgagee, has hereto set his hand and seal on this 19th day of July, 1999.

Union Planters Bank, National Association

By:

Greggory M. Deitsch, Auctioneer and Attorney-in-Fact

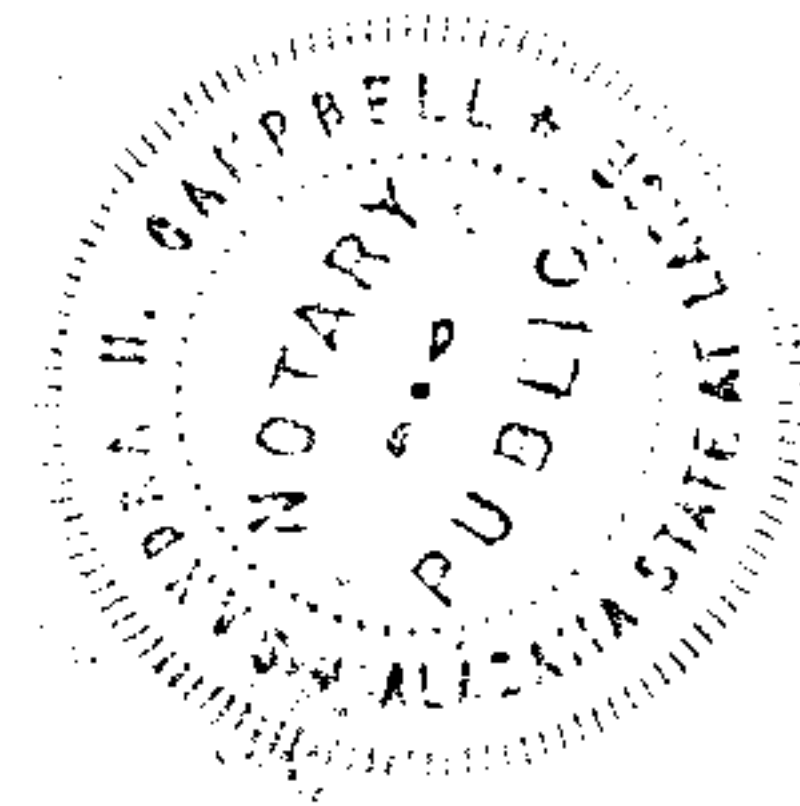
Greggory M. Deitsch, Auctioneer Conducting Said Sale

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greggory M. Deitsch, whose name as auctioneer and attorney-in-fact for Union Planters Bank, National Association, Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 19th day of July, 1999.

Sandra H. Campbell
Notary Public
My Commission Expires: 2/25/2002



This instrument prepared by:
Jerry E. Held, Esquire
SIROTE & PERMUTT, P.C.
2222 Adlington Avenue South
Birmingham, Alabama 35205

SMITH

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