

AUCTIONEER'S DEED

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, Michael Jesse Lovett and wife Marilee Lynn Lovett, executed a mortgage to Liberty Mortgage Corporation, on the 12th day of June, 1999, on that certain real property hereinafter described, which mortgage is recorded in Book 1995, Page 15925, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to NationsBanc Mortgage Corporation (now known as Bank of America) by instrument recorded in Book 1995, Page 18177 of said Probate Court records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on November 10, 17 and 24, 1999, fixing the time of the sale of said property to be during the legal hours of sale on the 10th day of December, 1999, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS,, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 10th day of December, 1999, at the front door of the Courthouse of

12/20/1999-51144
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 14.50

12/20/1999-51144

Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale Bank of America was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$109,095.10 cash in hand paid by said purchaser to Janet F. Parson, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said Bank of America, by and through Janet F. Parson as such auctioneer, and as its attorney-in-fact, and Michael Jesse Lovett and Marilee Lynn Lovett, by Janet F. Parson, as his attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto Bank of America, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

Lot 40, according to the Amended Map of The Meadows, Plat I, as recorded in Map Book 19, Page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Bank of America, the purchaser at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Bank of America, by and through Janet F. Parson, as the auctioneer who conducted said sale, and as its attorney-in-fact and Michael Jesse Lovett and Marilee Lynn Lovett, by Janet F. Parson, as his attorney-in-fact, have hereunto set their hands and seals on this the 10th day of December, 1999.

BANK OF AMERICA FKA NATIONSBANC
MORTGAGE CORPORATION

BY: Janet F. Parson

Auctioneer who conducted said sale
and attorney-in-fact

MICHAEL JESSE LOVETT AND
MARILEE LYNN LOVETT

BY: Janet F. Parson

Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Janet F. Parson, the auctioneer who conducted the sale, whose name as auctioneer and attorney-in-fact for Bank of America fka Nationsbanc Mortgage Corporation, 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 said conveyance, she in her capacity as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 10th day of December, 1999.

NOTARY PUBLIC

My Commission Expires: 10/16/2000

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Janet P. Parson, whose name as attorney-in-fact for Michael Jesse Lovett and Marilee Lynn Lovett, 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 said conveyance, she in her capacity as attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 10th day of December, 1999.

NOTARY PUBLIC

My Commission Expires: 10/16/2000

Grantee's address:

101 E. Main Street, STE 400
Louisville, KY 40232

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609

Inst # 1999-51144

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