

STATE OF ALABAMA)
SHELBY COUNTY)

WHEREAS, on, to-wit: January 6, 1998, DOUG LEDLOW, a married man, (hereinafter called MORTGAGOR), did execute and deliver to FIRST FEDERAL SAVINGS BANK, a Corporation, (hereinafter called MORTGAGEE), a certain mortgage on the hereinafter described real estate to secure an indebtedness of TWO HUNDRED SIXTY FIVE THOUSAND FIVE HUNDRED SEVENTY FIVE AND NO/100 DOLLARS (\$265,575.00), therein described, said mortgage being of record in Inst. # 1998 - 04342 in the Probate Office of Shelby County, Alabama; and

WHEREAS, under the terms and provisions of said mortgage the said Mortgagee was authorized and empowered upon default in the payment of said indebtedness to sell said real estate at public sale at the entrance of the Shelby County Courthouse at Columbiana, Alabama, to the highest bidder for cash, after first having mailed a thirty (30) day written notice to Mortgagor as required by said mortgage and after first having given notice of the time, place and terms of sale by advertisement for three (3) successive weeks in some newspaper published in Columbiana, Shelby County, Alabama; and

WHEREAS, Mortgagor did fail and default in the payment of the indebtedness described in and secured by said mortgage and said indebtedness did thereby become in default and said mortgage was thereby subject to foreclosure; and

WHEREAS, the said Mortgagee, upon default in the payment of said indebtedness, did declare the entire indebtedness due and payable and elected to foreclose said mortgage; and

WHEREAS, Mortgagee did give said thirty (30) day written notice as required by said mortgage and did thereafter advertise and give notice of the sale of said real estate under the terms and conditions of said mortgage by advertising notice of the time, place and terms of sale in THE SHELBY COUNTY REPORTER, a newspaper of general circulation published in Columbiana, Shelby County, Alabama, said notice appearing in said newspaper once a week for three (3) successive weeks, on February 14, 2000, February 23, 2000 and March 1, 2000, and which said notices, among other things, stated that said real estate, describing it, would be sold at public auction to the highest bidder for cash during the legal hours of sale on MARCH 16, 2000, in front of the entrance of the Shelby County Courthouse at Columbiana, Alabama; and

WHEREAS, on March 16, 2000, within the legal hours of sale in front of the entrance of the Shelby County Courthouse at Columbiana, Alabama, said real estate was offered for sale at public auction by V. EDWARD FREEMAN II, who was and is the attorney for Mortgagee and acted as auctioneer in conducting said sale, and at said sale was sold to FIRST FEDERAL SAVINGS BANK for the sum of TWO HUNDRED EIGHTY ONE THOUSAND EIGHT HUNDRED SEVENTY FOUR AND 38/100 DOLLARS (\$281,874.38); said amount being the highest, best and last bid offered for said real estate.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That I, the undersigned V. Edward Freeman II, as ATTORNEY FOR MORTGAGEE AND AS AUCTIONEER CONDUCTING SAID SALE, for and in consideration of the premises and the sum of \$281,874.38, do hereby grant, bargain, sell and convey unto FIRST FEDERAL SAVINGS BANK all of the right, title and interest of DOUG LEDLOW, a married man, and of FIRST FEDERAL SAVINGS BANK, as Mortgagee, in and to the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

03/27/2000-09729

11:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NYS 12.00

62260-0002 • 1501

SHIRLEY PATTON KIRK & FREEMAN
1000 OFFICE BLDG 235
COLUMBIANA, ALABAMA 36027

Lot 7, according to the Survey of Aaronvale Subdivision, Phase 1,
as recorded in Map Book 23, Page 78, in the Probate Office of Shelby
County, Alabama.

TO HAVE AND TO HOLD Unto the said FIRST FEDERAL SAVINGS BANK, its Successors
and Assigns, FOREVER, as fully and completely as I could and ought to convey the same,
as such Attorney and Auctioneer aforesaid, under and by virtue of the power of
authority vested in me as such attorney and auctioneer by the terms of said mortgage.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, as attorney and
auctioneer aforesaid, on this 16th day of March, 2000.

DOUG LEDLOW

MORTGAGOR (SEAL)

By V. Edward Freeman II
AS ATTORNEY AND AUCTIONEER AFORESAID

FIRST FEDERAL SAVINGS BANK, MORTGAGEE (SEAL)

By V. Edward Freeman II
AS ATTORNEY AND AUCTIONEER AFORESAID

V. Edward Freeman II (SEAL)
AS ATTORNEY AND AUCTIONEER AFORESAID

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said
State, hereby certify that V. EDWARD FREEMAN II, whose name as Attorney for the
Mortgagee and Auctioneer conducting the sale described in the above and foregoing
conveyance, 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 attorney and auctioneer, executed same voluntarily on the day the
same bears date.

GIVEN under my hand and official seal, this 16th day of March, 2000.

Mildred A. Kelso
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-17-2003

Inst # 2000-09729

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