

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on to-wit: the 17th day of April, 1990, James W. Hall and Jane B. Hall, husband and wife, did execute a certain mortgage on property herein described to United Companies Financial Corporation, which said mortgage is recorded in Book 287, Page 784, in the Office of the Judge of Probate of Shelby County, Alabama, and which mortgage was subsequently assigned to United Companies Lending Corporation.

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door of the City of Columbiana, County of Shelby, State of Alabama, after giving notice of same of the time place and terms of said sale in some newspaper published in said County by publication once a week for three 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 said mortgage, 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 the Mortgagee might bid at the sale and purchase the said property if the highest bidder therefore; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said United Companies Lending Corporation, a Louisiana corporation, did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to the foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in The Shelby County Reporter, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of February 23, 2000 and March 1 and 8, 2000; and,

WHEREAS, on the 22nd day of March, 2000, the day on which the foreclosure sale was to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and United Companies Lending Corporation, a Louisiana corporation, did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described:

WHEREAS, James R. Moncus was the Auctioneer who conducted the said foreclosure sale and was the person conducting the sale for United Companies Lending Corporation, a Louisiana corporation, and whereas Contracting Specialists, Inc. was the best and highest bidder in the amount of Forty-seven Thousand, Five Hundred, Thirty-five and 00/100 Dollars (\$47,535.00) which sum of money is offered as credit on the indebtedness secured by said mortgage; and said property was thereunto sold to Contracting Specialists, Inc.

NOW, THEREFORE, in consideration of the premises and a credit in the amount of Forty-seven Thousand, Five Hundred, Thirty-five and 00/100 Dollars (\$47,535.00) on the indebtedness secured by said mortgage, the said, James W. Hall and Jane B. Hall, husband and wife, and the said United Companies Lending Corporation, a Louisiana corporation, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said Contracting Specialists, Inc. the following described property situated in Shelby County, Alabama, to-wit:

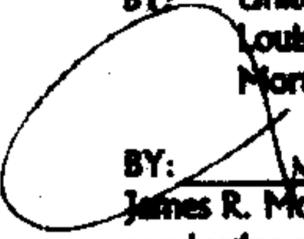
Lot 16, Block 5, according to the survey of Wooddale, fourth sector, as recorded in Map Book 6, Page 26, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Contracting Specialists, Inc., its successors 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 of the State of Alabama, and further subject to Federal Tax Liens and/or Special Assessments, if any, and the mortgage hereinabove mentioned.

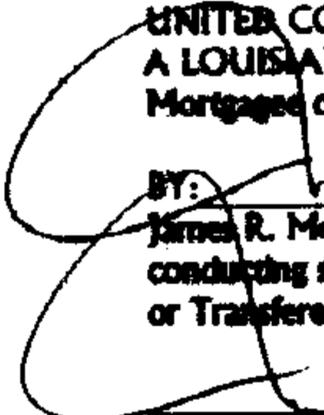
IN WITNESS WHEREOF, United Companies Lending Corporation, a Louisiana corporation, has caused this instrument to be executed by and through James R. Moncus as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee and in witness whereof has hereunto set his hand and seal on this the 22nd day of March, 2000.

03/29/2000-10045  
02:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 198 59.00

James W. Hall and Jane B. Hall, Mortgagors  
BY: United Companies Lending Corporation, a  
Louisiana corporation,  
Mortgagee or Transferee of Mortgagee

BY:   
James R. Moncus, as Auctioneer and the person  
conducting said sale for Mortgagee  
or Transferee of the Mortgagee

UNITED COMPANIES LENDING CORPORATION,  
A LOUISIANA CORPORATION,  
Mortgagee or Transferee of Mortgagee

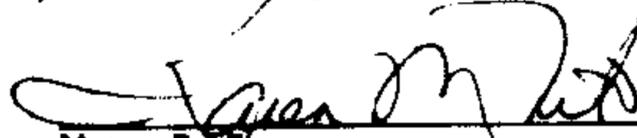
BY:   
James R. Moncus, as Auctioneer and the person  
conducting said sale for Mortgagee  
or Transferee of the Mortgagee

James R. Moncus, as Auctioneer and the person  
conducting said sale for Mortgagee  
or Transferee of the Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James R. Moncus, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of the Mortgagee, United Companies Lending Corporation, a Louisiana corporation, and whose name is signed to the foregoing conveyance in this capacity and who is known to me and acknowledged before me on this date, that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date, as the action on himself as Auctioneer and the person conducting the same for the said United Companies Lending Corporation, a Louisiana corporation, with full authority and as the actions of United Companies Lending Corporation, a Louisiana corporation, Mortgagee, in the mortgage referred to in the foregoing deed.

Given under my hand and official seal, this the 22nd day of March, 2000.

  
Notary Public  
Commission Expires: 4-6-00

This Instrument Prepared by:  
Wolfe, Jones & Boswell  
BY: Gary P. Wolfe  
905 Bob Wallace Avenue, Suite 100  
Huntsville, AL 35801

Inst # 2000-10045  
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SHELBY COUNTY JUDGE OF PROBATE  
002 1916 59.00