

**THIS INSTRUMENT WAS PREPARED BY:**

Scott J. Humphrey, L.L.C.  
3825 Lorna Road, Suite 202  
Hoover, Alabama 35244

**SEND TAX NOTICES TO:**

EquiCredit Corporation  
Post Office Box 65250  
Salt Lake City, Utah 84165-0250

STATE OF ALABAMA )

COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on December 14, 1998, Bonnie Threatt, a single person, executed a certain mortgage on the property hereinafter described to First Heritage Mortgage Company, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 1999-01013; said mortgage having subsequently been transferred and assigned to Fairbanks Capital Corp. by instrument recorded in Instrument No. 2000-07715, aforesaid records; and

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 Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city 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 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Fairbanks Capital Corp. 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 by publication in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of March 8, March 15, and March 22, 2000; and

WHEREAS, on March 29, 2000, 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 and properly

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conducted, and Fairbanks Capital Corp., did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Scott J. Humphrey was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Fairbanks Capital Corp.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Fairbanks Capital Corp. in the amount of Sixty-One Thousand Seven Hundred and No/100 Dollars (\$61,700.00), which sum of money Fairbanks Capital Corp., offered to credit on the indebtedness secured by said mortgage, and the said Fairbanks Capital Corp., by and through Scott J. Humphrey, as Auctioneer conducting said sale and as Attorney-in-Fact for Fairbanks Capital Corp., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Fairbanks Capital Corp., the following described property situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A

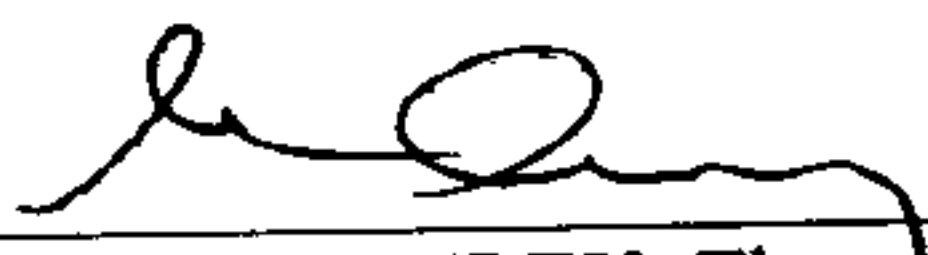
TO HAVE AND TO HOLD the above described property to Fairbanks Capital Corp. and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

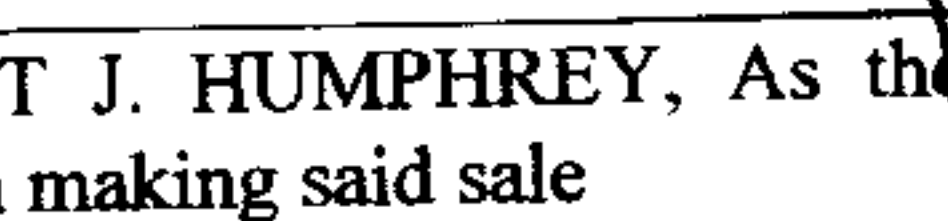
IN WITNESS WHEREOF, Bonnie Threatt and Fairbanks Capital Corp., have caused this instrument to be executed by and through Scott J. Humphrey, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Scott J. Humphrey, as Auctioneer conducting said sale, has hereto set his hand and seal on this the 29th day of March, 2000.

BONNIE THREATT

By:   
SCOTT J. HUMPHREY, Attorney-in-Fact

FAIRBANKS CAPITAL CORP.

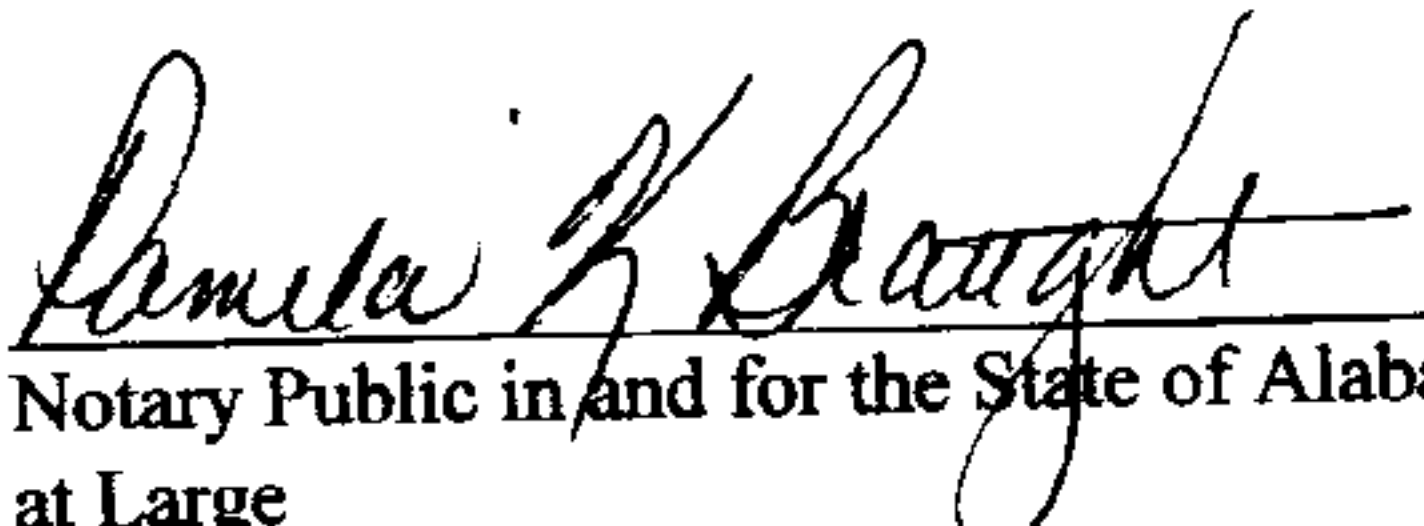
By:   
SCOTT J. HUMPHREY, The person acting as  
Auctioneer and conducting the sale  
as its Attorney-in-Fact

  
SCOTT J. HUMPHREY, As the Auctioneer and  
person making said sale

STATE OF ALABAMA                   )  
COUNTY OF JEFFERSON            )

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Scott J. Humphrey, whose name as Attorney-in-Fact for Bonnie Threatt; whose name as Attorney-in-Fact and agent for Fairbanks Capital Corp.; and whose name as Auctioneer and person making said sale, 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, he, in his capacity as such Attorney-in-Fact and agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this the 29th day of March, 2000.

  
Notary Public in and for the State of Alabama,  
at Large

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 18, 2004

## EXHIBIT A

### PROPERTY DESCRIPTION:

A lot or parcel of land located in the SW 1/4 of the SW 1/4 of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama and being more particularly described as commencing at the Northeast corner of the SW 1/4 of the SW 1/4 of said Section 18; thence South 0 degrees 15 minutes West along the East line of said forty, 1010.42 feet to the place of beginning and continuing along the East line of said forty, South 0 degrees 15 minutes West 105.0 feet; thence North 89 degrees 32 minutes West 420.0 feet; thence North 0 degrees 15 minutes East and parallel to the East line of the SW 1/4 of the SW 1/4 of said Section 18, 105.0 feet; thence South 89 degrees 32 minutes East 420.0 feet to the place of beginning. Also, a 10 foot wide ingress and egress easement described as follows: Commencing at the Northeast corner of the SW 1/4 of the SW 1/4 of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama; thence South 0 degrees 15 minutes West along the East line of said forty, 1115.42 feet; thence North 89 degrees 32 minutes West 420.0 feet to the Southwest corner of the lot herein described and the place of beginning; thence from the place of beginning South 0 degrees 15 minutes West 210.0 feet to the North right of way line of a paved public road; thence North 89 degrees 32 minutes West along the North right of way line of said road, 10.0 feet to the West line of the lot described herein; thence South 0 degrees 15 minutes West along the West line of said road, 20.0 feet to the place of beginning. Situated in Shelby County, Alabama

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