

MORTGAGE FORECLOSURE DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

James M. Gingo
759514

KNOW ALL MEN BY THESE PRESENTS: That James M. Gingo and his wife Caroline L. Gingo did, on to-wit, the June 27, 1997, execute a mortgage to The Mortgage Connection, which mortgage is recorded in Instrument Number 1997-20719, which said mortgage was duly transferred and assigned to Trustmark National Bank by Instrument Number 1997-20720 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Trustmark National Bank 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 22, 29, April 5, 2000; and

WHEREAS, on the April 19, 2000, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Trustmark National Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of CONTRACTING SPECIALISTS, INC., in the amount of Fifty-Eight Thousand Nine Hundred Ninety-Seven And 15/100ths (\$58,997.15), and said property was thereupon sold to the said CONTRACTING SPECIALISTS, INC., and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Fifty-Eight Thousand Nine Hundred Ninety-Seven And 15/100ths (\$58,997.15), cash, the said James M. Gingo and his wife Caroline L. Gingo, acting by and through the said Trustmark National Bank, by KRISTY LIGGAN RILEY, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Trustmark National Bank, by KRISTY LIGGAN RILEY, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and KRISTY LIGGAN RILEY, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto CONTRACTING SPECIALISTS, INC., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, Block 2, according to the Survey of Meadowgreen, as recorded in Map Book 6, Page 59 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto CONTRACTING SPECIALISTS, INC., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

2000 - 13092
Inst # 2000-13092
09168068000-13092
SHELBY COUNTY JUDGE OF PROBATE
JUL 10 2000
70.00

IN WITNESS WHEREOF, the said Trustmark National Bank, has caused this instrument to be executed by KRISTY LIGGAN RILEY, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said KRISTY LIGGAN RILEY, has executed this instrument in his capacity as such auctioneer on this the April 19, 2000.

James M. Gingo and his wife Caroline L. Gingo
Mortgagors

By Trustmark National Bank
Mortgagee or Transferee of Mortgagee

By Kristy Liggan Riley
KRISTY LIGGAN RILEY as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

By Trustmark National Bank
Mortgagee or Transferee of Mortgagee

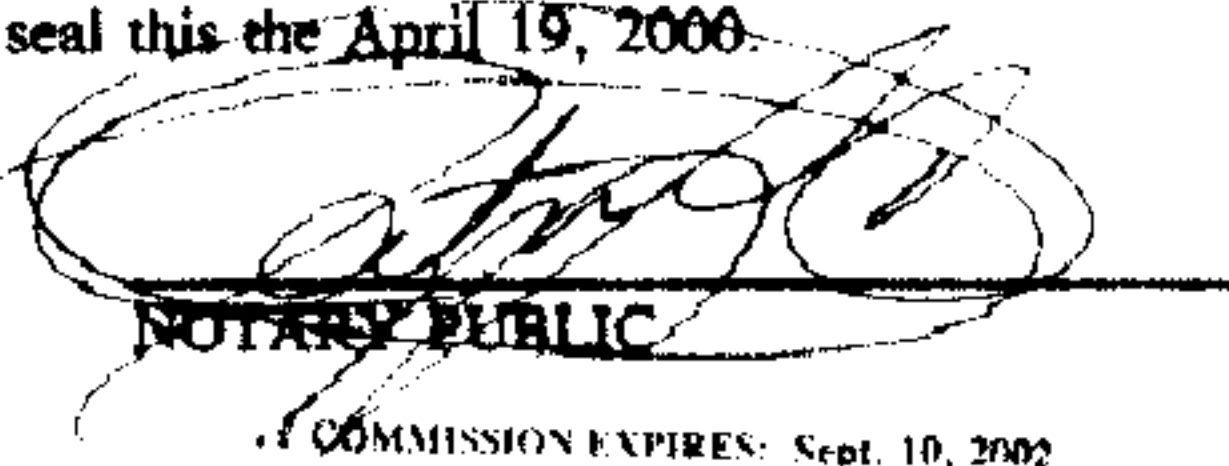
By Kristy Liggan Riley
KRISTY LIGGAN RILEY as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

By Kristy Liggan Riley
KRISTY LIGGAN RILEY as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that KRISTY LIGGAN RILEY, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the April 19, 2000.


NOTARY PUBLIC
COMMISSION EXPIRES: Sept. 10, 2002

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2100 16th Avenue South Suite 200
Birmingham, Alabama 35205
00-0286

Inst # 2000-13092

04/20/2000-13092
01:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 70.00