

AUCTIONEERS DEED

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, Jock R. Efferson and wife, Tina Efferson, executed a mortgage to First Federal Bank, on the 24th day of June, 1998, on that certain real property hereinafter described, which mortgage is recorded in Instrument #1998-25424, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Bank of Oklahoma, N.A. by instrument recorded in Instrument #2000-10130 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 August 2, 9, and 16, 2000, fixing the time of the sale of said property to be during the legal hours of sale on the 6th day of September, 2000, 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 6th day of September, 2000, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale Federal Home Loan Mortgage Corporation was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$167,853.82 cash in hand paid by said purchaser to Michael T. Atchison, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said Bank of Oklahoma, N.A., by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Jock R. Efferson and Tina Efferson by Michael T. Atchison, as their attorney-in-fact, under and by virtue of the authority contained in

09/18/2000-32558
12:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 C31 14.50

inst # 2000-32558

MTA

said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto Federal Home Loan Mortgage Corporation, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

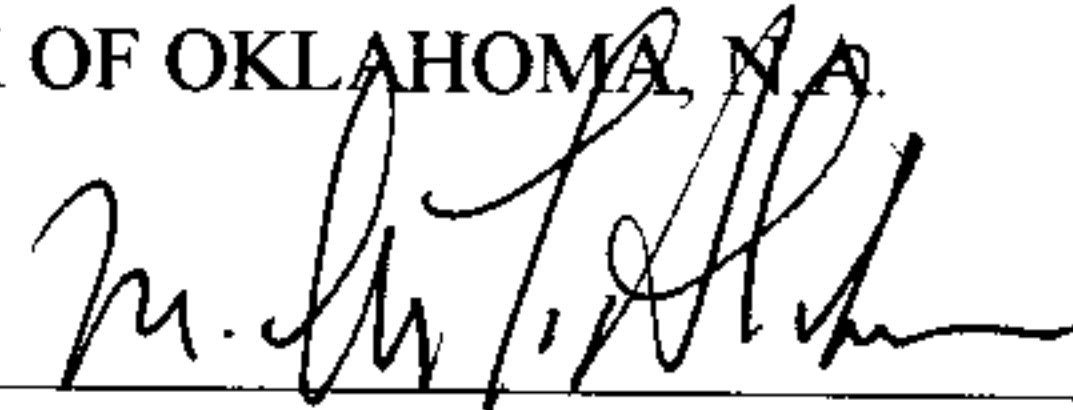
Commence at the NW corner of the SE ¼ of the NE ¼ of Section 02, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Southerly along the west side of said ¼-¼ line for 497.79 feet; thence turn an angle of 91 degrees 14 minutes 51 seconds to the left and run Easterly for 262.90 feet; thence turn an angle of 07 degrees 46 minutes 07 seconds to the right and run Southeasterly for 529.60 feet; thence turn an angle of 83 degrees 46 minutes 11 seconds to the right and run Southerly for 77.27 feet to the point of Beginning of the parcel herein described; thence continue Southerly along the last described course for 395.68 feet to a point on the northwest right of way of Shelby County Road #11; thence turn an angle of 29 degrees 27 minutes 20 seconds to the right and run Southwesterly along the said R.O.W. for 28.61 feet; thence turn an angle of 111 degrees 46 minutes 25 seconds to the right and run Northwesterly for 376.74 feet; thence turn an angle of 101 degrees 51 minutes 48 seconds to the right and run Northeasterly for 280.33 feet to the Point of Beginning.
According to the survey of Olden G. Webb, III, dated June 16, 1998

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 Federal Home Loan Mortgage Corporation, the purchase at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Bank of Oklahoma, N.A. by and through Michael T. Atchison, as the auctioneer who conducted said sale, and as its attorney-in-fact and Jock R. Efferson and Tina Efferson, by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals on this the 6th day of September, 2000.

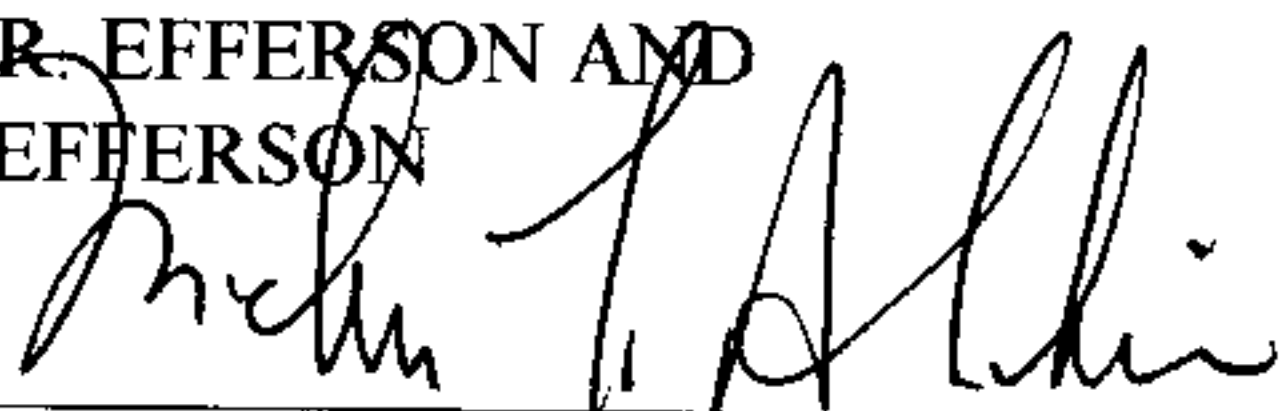
BANK OF OKLAHOMA, N.A.

BY:


Auctioneer who conducted said sale
and attorney-in-fact

JOCK R. EFFERSON AND
TINA EFFERSON

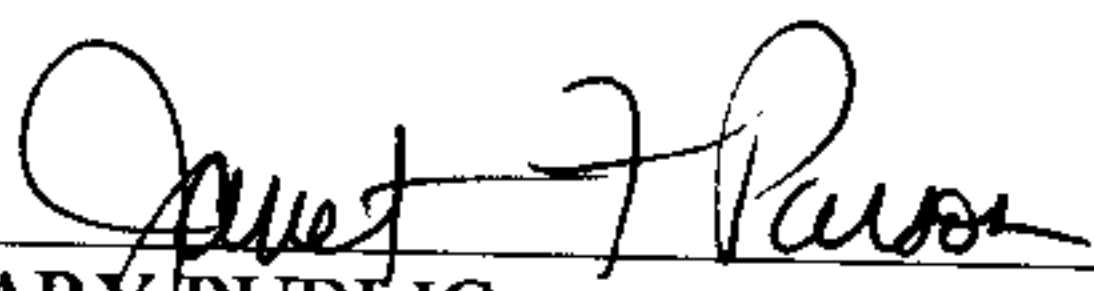
BY:


Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, the auctioneer who conducted the sale, whose name as auctioneer and attorney-in-fact for Bank of Oklahoma, N.A. 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 auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

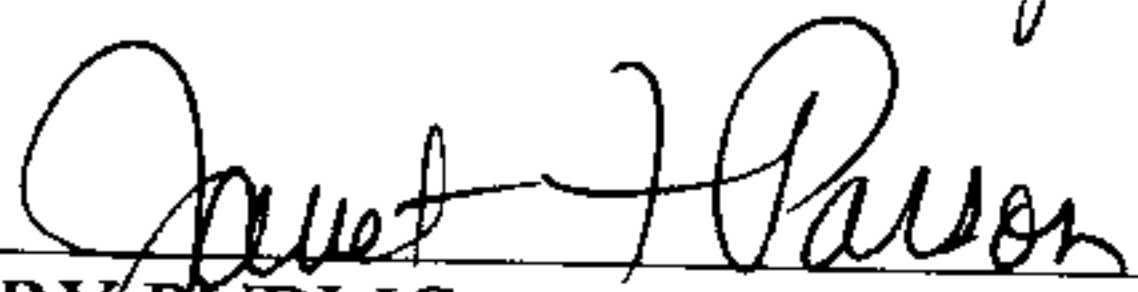
Given under my hand and notarial seal on this the 6th day of September, 2000.


NOTARY PUBLIC
My Commission Expires: 10/16/00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, the auctioneer who conducted the sale, whose name as auctioneer and attorney-in-fact for Jock R. Efferson and Tina Efferson 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 attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 6th day of September, 2000.


NOTARY PUBLIC
My Commission Expires: 10/16/00

Grantee's address:

Post Office Box 35688
Tulsa, Oklahoma 74153

This instrument prepared by:

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

Inst. # 2000-32558

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