

This instrument was prepared by:

Harold H. Goings
Spain & Gillon, LLC
2117 2nd Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: the 22nd day of September, 1998, Henderson Homes, Inc. executed a certain mortgage on the property hereinafter described to First Federal of the South as recorded in Instrument #1998-37347 in the Probate Office of Shelby County, Alabama.

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 in the City of Columbiana, Shelby County, 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said First Federal of the South did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to 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 published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of November 15, November 22 and November 29, 2000; and

WHEREAS, on the 13th day of December, 2000, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and First Federal of the South did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Harold Goings was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said First Federal of the South; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of First Federal of the South in the amount of One Hundred Ninety-Nine Thousand Five Hundred Fifteen and 85/100 Dollars (\$199,515.85) which sum of money First Federal of the South offered to credit on the indebtedness secured by said mortgage, the said First Federal of the South by and through Harold Goings as Auctioneer conducting said sale and as attorney in fact for First Federal of the South and the said Harold Goings as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said First Federal of the South the following described property situated in Shelby County, Alabama, to-wit:

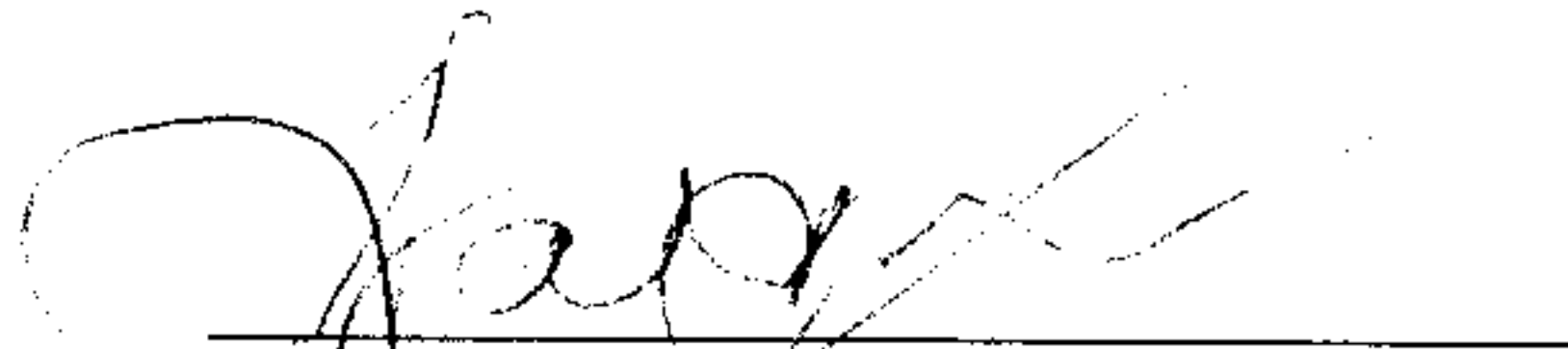
Lot 12, according to the Survey of Quail Ridge, as recorded in Map Book 22, Page 35, in the Probate Office of Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
JOS. HUBBARD 12.13

TO HAVE AND TO HOLD the above described property to First Federal of the South 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, First Federal of the South has caused this instrument to be executed by and through Harold Goings as Auctioneer conducting said sale, and as Attorney in Fact, and Harold Goings, as Auctioneer conducting said sale has hereto set his hand and seal on this the 13th day of December, 2000.

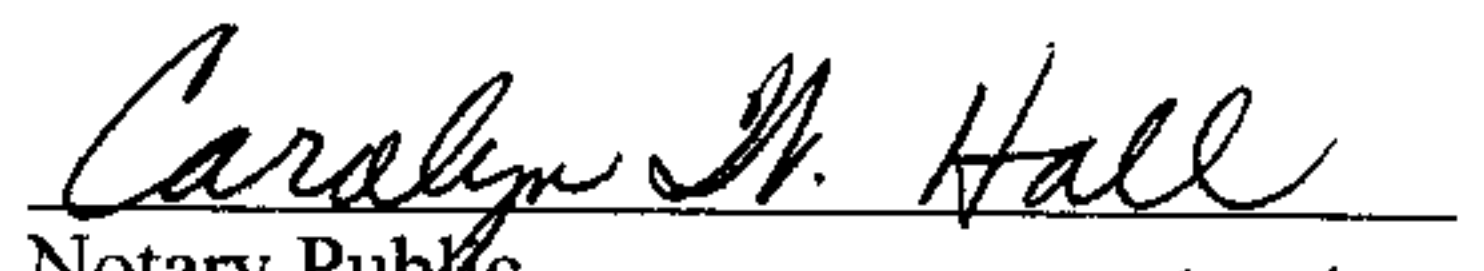


Harold Goings
as Auctioneer and Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Harold Goings whose name as Auctioneer and Attorney in Fact for First Federal of the South 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 said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of December, 2000.



Notary Public
My Commission Expires: 2/2/03

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