

CORRECTIVE MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

James H. Garner
123695-2

Inst # 2001-02963

KNOW ALL MEN BY THESE PRESENTS: That Olan C. Nichols, III and wife, Carmen J. Nichols did, on to-wit, the December 30, 1980, execute a mortgage to Johnson & Associates Mortgage Company, which mortgage is recorded in Book 409, Page 62, re-recorded in Book 409, Page 483, said mortgage further assigned to Mortgage Corporation of the South as recorded in Book 39, Page 683, further assigned to First National Bank of Boston as recorded in Instrument# 1996-30475 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 Fleet National Bank, successor by merger to BancBoston, N.A., f/k/a First National Bank of Boston 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 November 29, December 6, 13, 2000; and

WHEREAS, on the January 24, 2001, 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 Fleet National Bank, successor by merger to BancBoston, N.A., f/k/a First National Bank of Boston 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 Sixty-Five Thousand One Hundred Two Exactly (\$65,102.00), 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 Sixty-Five Thousand One Hundred Two Exactly (\$65,102.00), cash, the said Olan C. Nichols, III and wife, Carmen J. Nichols, acting by and through the said Fleet National Bank, successor by merger to BancBoston, N.A., f/k/a First National Bank of Boston, by JIM MCLEAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Fleet National Bank, successor by merger to BancBoston, N.A., f/k/a First National Bank of Boston, by JIM MCLEAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JIM MCLEAN, 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 8, according to the survey of Valley Station, First Sector, as recorded in Map Book 7, Page 47, 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.

01/26/2001-02963
04:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 15.00

IN WITNESS WHEREOF, the said Fleet National Bank, successor by merger to BancBoston, N.A., f/k/a First National Bank of Boston, has caused this instrument to be executed by JIM MCLEAN, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said JIM MCLEAN, has executed this instrument in his capacity as such auctioneer on this the January 24, 2001.

Olas C. Nichols, III and wife, Carmen J. Nichols
Mortgagors

By Fleet National Bank, successor by merger to BancBoston, N.A., f/k/a First National Bank of Boston
Mortgagee or Transferee of Mortgagee

By JIM MCLEAN
JIM MCLEAN, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By Fleet National Bank, successor by merger to BancBoston, N.A., f/k/a First National Bank of Boston
Mortgagee or Transferee of Mortgagee

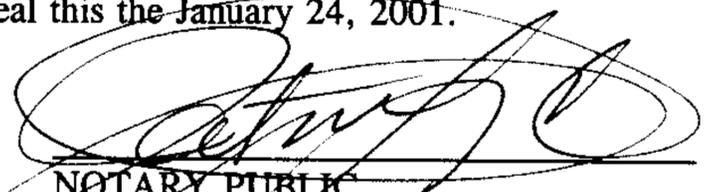
By JIM MCLEAN
JIM MCLEAN, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By JIM MCLEAN
JIM MCLEAN, 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 JIM MCLEAN, 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 January 24, 2001.


NOTARY PUBLIC

MY 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
00-1185

**This deed is being recorded to correct typographical errors which incorrectly named the successful buyer and the holder of the mortgage in the Mortgage Foreclosure Deed as recorded in the Office of the Judge of Probate of Shelby County, ALabama in Book 2001, Page 02820

01/26/2001-02963
04:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KMB 15.00