

STATE OF ALABAMA)
JEFFERSON COUNTY)

Send tax notice to:
Community HomeBanc, Inc.
1211 28th Street, South
Birmingham, AL 35205

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT,

WHEREAS, on July 21, 1997, James E. Tanniehill and wife, Victoria Tanniehill, executed a certain mortgage to Mortgage Investors, Inc., recorded in Inst # 1997-23816, in the Probate Office of SHELBY County, Alabama, and,

WHEREAS, Default was made in payment of a portion of the indebtedness secured by and described in said mortgage and the holder and owner of said mortgage did declare the entire sum secured thereby to be due and payable, as provided by the terms of said mortgage, and said mortgage being and continuing in default and subject to foreclosure to and including March 16, 2001, and,

WHEREAS, under the power contained in said mortgage, the property described therein was advertised for sale more than twenty-one days by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper published in SHELBY County, Alabama, said notices appearing in the issues of said paper published on January 31, 2001, February 7, 2001, and February 14, 2001, and,

WHEREAS, in strict compliance with the power of sale contained in said mortgage, the property therein described was offered for sale to the highest bidder for cash in front of the County Courthouse, SHELBY County, Alabama, on March 16, 2001, during the legal hours of sale and the same was purchased by Community HomeBanc, Inc., at and for the sum of \$39,456.34.

NOW THEREFORE, IN Consideration of the premises and of the payment to the said Mortgage Investors, Inc., of the said sum of \$39,456.34, which sum was offered by bid, receipt whereof is hereby acknowledged, I, Alan C. Keith, as auctioneer, agent and attorney for mortgagee, by virtue of the power contained in said mortgage and the law in such cases made and provided, do hereby grant, bargain, sell and convey unto Community HomeBanc, Inc., all of the right, title and interest, and claim of the same James E. Tanniehill and wife, Victoria Tanniehill, and of all persons and firms claiming under them, in and to the following real estate:

Lot 12, according to the Survey of Goldwire, as recorded in Map Book 5, Page 59, in the Probate Office of Shelby County, Alabama.

To have and to hold, unto the said Community HomeBanc, Inc., its successors and assigns forever.

And I, in my capacity as auctioneer, agent and attorney, covenant with the said Community HomeBanc, Inc., that to the best of my knowledge, said premises are free from all encumbrances; that I, as agent, auctioneer and attorney, have a good right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, I, Alan C. Keith, as auctioneer, agent and attorney for mortgagee have hereunto set my hand and seal this March 16, 2001.



Alan C. Keith, agent and attorney
for mortgagee

(SEAL)

STATE OF ALABAMA)
JEFFERSON COUNTY)

On March 16, 2001, I, the undersigned, a Notary Public in and for said State and County, hereby certify that Alan C. Keith, whose name as agent and attorney for Mortgage Investors, Inc., 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this March 16, 2001.

My Commission Expires:
February 20, 2004



Notary Public

(SEAL)

This document prepared by:
Alan C. Keith, Attorney
2100 Lynngate Drive
Birmingham, AL 35216

Inst # 2001-17302

05/02/2001-17302
01:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 50.50