

THIS INSTRUMENT WAS PREPARED BY:

Scott J. Humphrey, L.L.C.
 3825 Lorna Road, Suite 202
 Hoover, Alabama 35244

SEND TAX NOTICES TO:

Travelers Bank and Trust, FSB
 7467 New Ridge Road, Suite 222
 Hanover, MD 21076

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 2001-19869

05/16/2001-19869
 01:00 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 003 CJ1 18.00

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on February 10, 1998, James B. Mobley and spouse, Brenda S. Mobley, executed a certain mortgage on the property hereinafter described to Travelers Bank and Trust, FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 1998-05621; and

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 Shelby County Courthouse door in the City of Columbiana, 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Travelers Bank and Trust, FSB 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 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 April 18, April 25, and May 2, 2001; and

WHEREAS, on May 9, 2001, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Travelers Bank and Trust, FSB did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter

described; and

WHEREAS, Scott J. Humphrey was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Travelers Bank and Trust, FSB; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Travelers Bank and Trust, FSB in the amount of Ninety Three Thousand One Hundred and No/100 Dollars (\$ 93,100.00), which sum of money Travelers Bank and Trust, FSB offered to credit on the indebtedness secured by said mortgage, and the said Travelers Bank and Trust, FSB, by and through Scott J. Humphrey, as Auctioneer conducting said sale and as Attorney-in-Fact for Travelers Bank and Trust, FSB, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Travelers Bank and Trust, FSB, the following described property situated in Shelby County, Alabama, to-wit:

Lot 29, according to the survey of Woodland Hills, First Phase, Fifth Sector, as recorded in Map Book 7, Page 152, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Travelers Bank and Trust, FSB and its successors and assigns; 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.

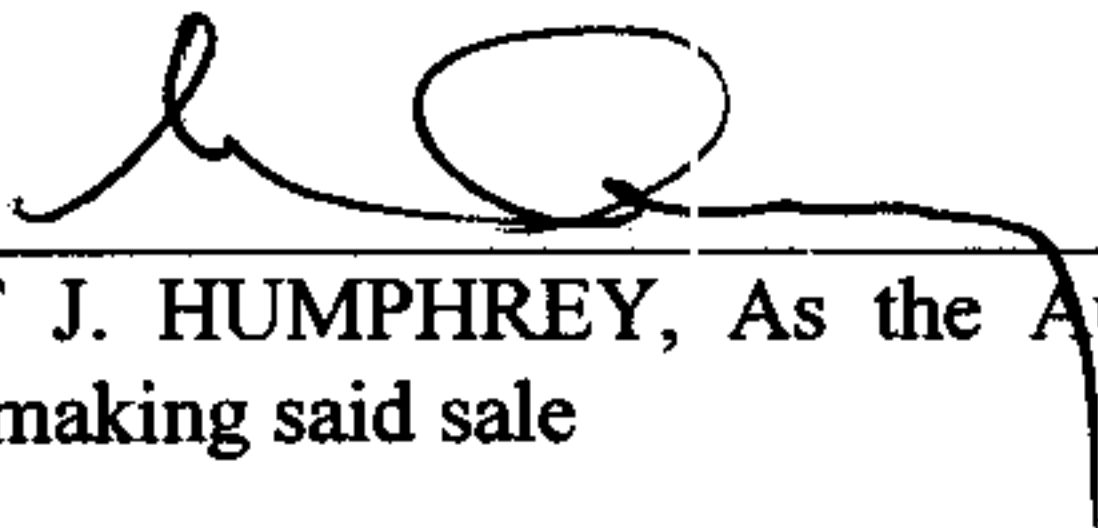
IN WITNESS WHEREOF, James B. Mobley, Brenda S. Mobley and Travelers Bank and Trust, FSB have caused this instrument to be executed by and through Scott J. Humphrey, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Scott J. Humphrey, as Auctioneer conducting said sale, has hereto set his hand and seal on this the 9th day of May , 2001.

JAMES B. MOBLEY and BRENDA S. MOBLEY

By: 
SCOTT J. HUMPHREY, Attorney-in-Fact

TRAVELERS BANK AND TRUST, FSB

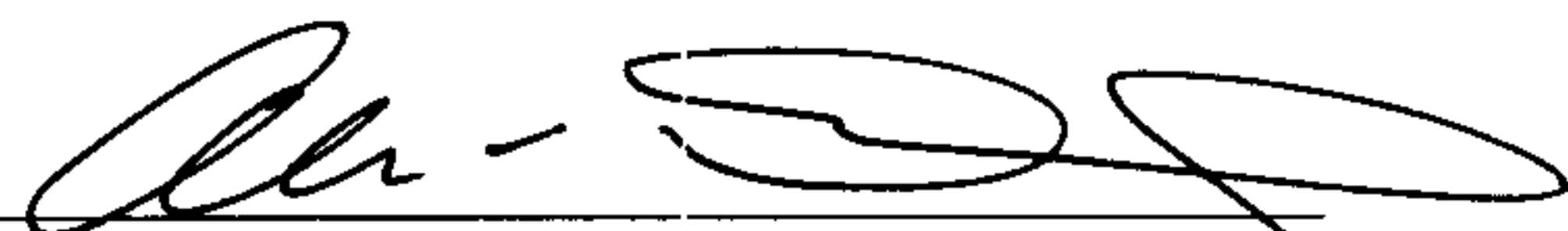
By: 
SCOTT J. HUMPHREY, The person acting as
Auctioneer and conducting the sale
as its Attorney-in-Fact


SCOTT J. HUMPHREY, As the Auctioneer and
person making said sale

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Scott J. Humphrey, whose name as Attorney-in-Fact for James B. Mobley and Brenda S. Mobley; whose name as Attorney-in-Fact and agent for Travelers Bank and Trust, FSB; and whose name as Auctioneer and person making said sale, 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 Attorney-in-Fact and agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this the 9th day of May , 2001.


Notary Public in and for the State of Alabama,
at Large

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: AUG. 11, 2002
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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