

This instrument was prepared by:

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

Inst # 2001-30002

07/19/2001-30002  
02:26 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NSB 15.00

STATE OF ALABAMA )

**MORTGAGE FORECLOSURE DEED**

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: the 20<sup>th</sup> day of February, 1998, Tommy Lee Hensley, a single person, executed a certain mortgage on the property hereinafter described to SouthTrust Mortgage Corporation as recorded in Instrument #1998-07379 in the Probate Office of Shelby County, Alabama; said mortgage being transferred and assigned to SouthTrust Bank, an Alabama banking corporation, by instrument recorded in Instrument #2001-20736 in the aforesaid Probate Office.

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 SouthTrust Bank, an Alabama banking corporation, 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 June 14, June 21 and June 28, 2001; and

WHEREAS, on the 19<sup>th</sup> day of July, 2001, 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 SouthTrust Bank, an Alabama banking corporation, 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 H. Goings was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said SouthTrust Bank, an Alabama banking corporation; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of SouthTrust Bank, an Alabama banking corporation, in the amount of Thirty-Seven Thousand and no/100 Dollars (\$37,000.00) which sum of money SouthTrust Bank, an Alabama banking corporation, offered to credit on the indebtedness secured by said mortgage, the said SouthTrust Bank, an Alabama banking corporation, by and through Harold H. Goings as Auctioneer conducting said sale and as attorney in fact for SouthTrust Bank, an Alabama banking corporation, and the said Harold H. Goings as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said SouthTrust Bank, an Alabama banking corporation, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the southeast corner of the SW 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence northerly along the east line of said quarter-quarter a distance of 210.00' to a steel rebar corner and the point of beginning of the property being described; thence continue along last described course 137.40' to a steel rebar corner on the

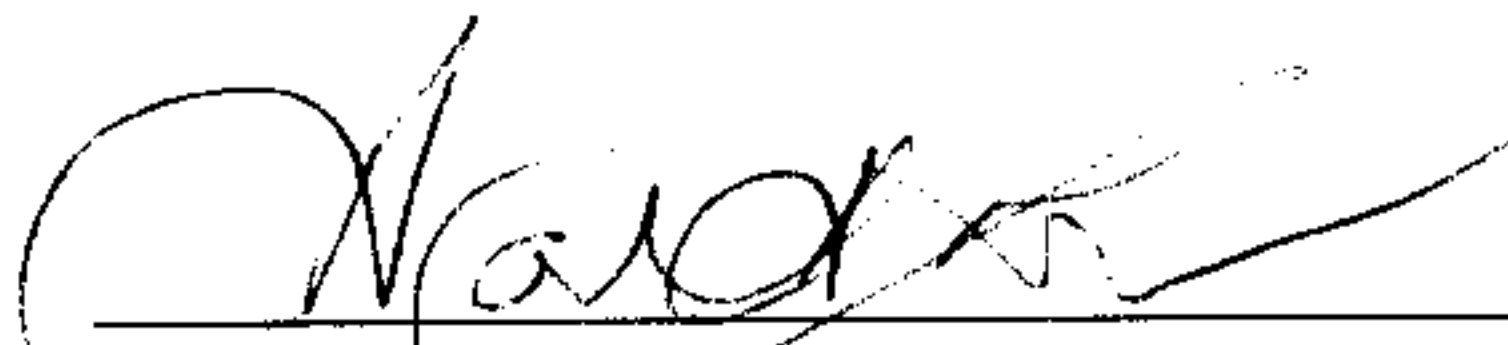
southeasterly margin of Shelby County Highway No. 10 in a curve to the left; thence turn 27°11'29" left to chord and run northwesterly along the chord of said curve a chord distance of 118.51' to a steel rebar corner; thence turn 121°11'15" left from chord and run southwesterly 289.18' to a steel rebar corner; thence turn 122°34'37" left and run easterly 205.80' to the point of beginning.

Being the same property as that conveyed to Charles W. Holsomback in Volume 294, page 689 being more particularly described as follows:

That part of the SW 1/4 of the NE 1/4 of Section 2, Township 22, Range 4 West, being articularly described as follows: Beginning at the northermost corner of the Gussie Mae Seigles property on the south right of way line of the Montevallo and Boothton public road where the same crosses the east line of said forty and run along the south right of way line of said road in a Westerly direction a distance of 216 feet; thence in a southerly direction a distance of 180 feet to the Gussie Mae Seigles property; thence in an Easterly direction a distance of 170 feet; thence in a Northerly direction a distance of 152 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD the above described property to SouthTrust Bank, an Alabama banking corporation, 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.

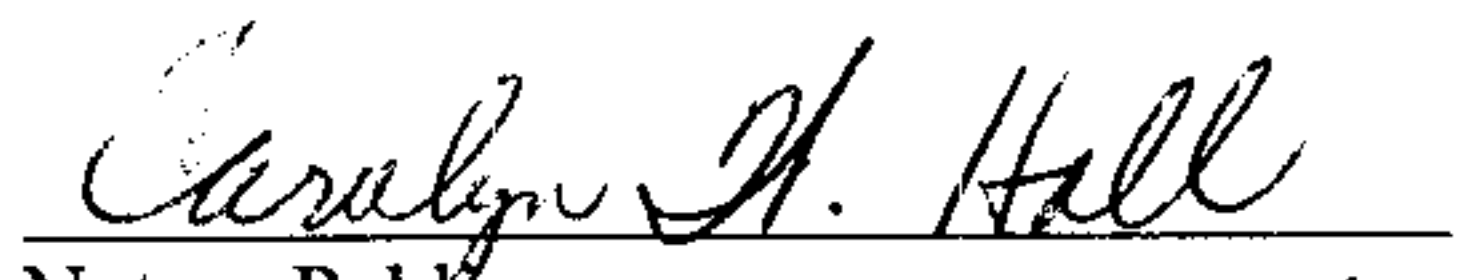
IN WITNESS WHEREOF, SouthTrust Bank, an Alabama banking corporation, has caused this instrument to be executed by and through Harold H. Goings as Auctioneer conducting said sale, and as Attorney in Fact, and Harold H. Goings, as Auctioneer conducting said sale has hereto set his hand and seal on this the 19th day of July, 2001.

  
Harold H. 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 H. Goings whose name as Auctioneer and Attorney in Fact for SouthTrust Bank, an Alabama banking corporation, 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 19th day of July, 2001.

  
Notary Public  
My Commission Expires: 2/2/03

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