

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Gary M. Bradley, Jr.
17043318

KNOW ALL MEN BY THESE PRESENTS: That, Gary M. Bradley, Jr. and Leisa Yates Bradley, husband and wife did, on to-wit, on January 10, 2000, execute a mortgage to Colonial Bank, which mortgage is recorded in Instrument #2000-02795 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 Colonial Bank 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 OCTOBER 10, 17, 24, 2001; and

WHEREAS, on the October 31, 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 Colonial Bank 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 Colonial Bank, in the amount of One Hundred Thirty-Five Thousand Exactly (\$135,000.00), which sum the said Colonial Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Colonial Bank; 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 One Hundred Thirty-Five Thousand Exactly (\$135,000.00), cash, the said Gary M. Bradley, Jr. and Leisa Yates Bradley, husband and wife, acting by and through the said Colonial Bank, by KIM VANDEGRIFF, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Colonial Bank, by KIM VANDEGRIFF, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and KIM VANDEGRIFF, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Colonial Bank, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 95, according to the Survey of Final Plat, Dearing Downs, 6th Add., Phase II, as recorded in Map Book 11 page 80 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Colonial Bank, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

Inst # 2001-46815

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SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00

IN WITNESS WHEREOF, the said Colonial Bank, has caused this instrument to be executed by KIM VANDEGRIFF, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said KIM VANDEGRIFF, has executed this instrument in his capacity as such auctioneer on this the October 31, 2001.

Gary M. Bradley, Jr. and Leisa Yates Bradley, husband and wife
Mortgagors

By Colonial Bank
Mortgagee or Transferee of Mortgagee

By Kim Vandegriff
KIM VANDEGRIFF, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgagee

Colonial Bank
Mortgagee or Transferee of Mortgagee

By Kim Vandegriff
KIM VANDEGRIFF, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgagee

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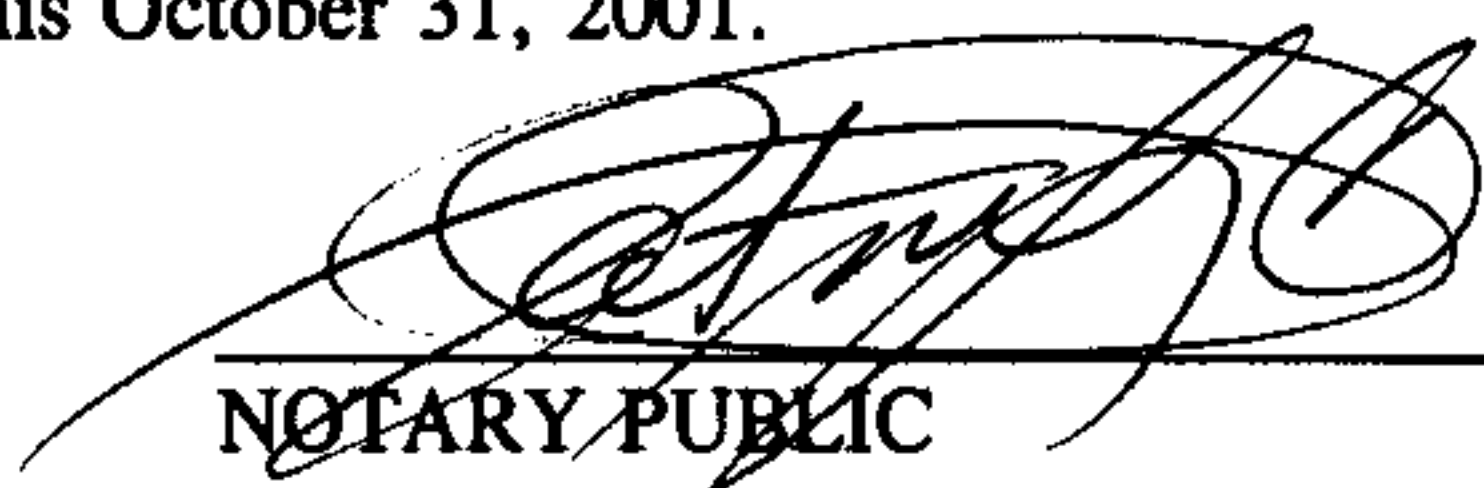
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that KIM VANDEGRIFF, 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 October 31, 2001.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES: Sept. 10, 2002


NOTARY PUBLIC

Instrument prepared by:
✓ CHALICE E. TUCKER
✓ SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North Suite 500
Birmingham, Alabama 35203
01-1170

GRANTEE'S ADDRESS
8120 Nations Way Building 100
Jacksonville, FL 32256

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