

Send Tax Notice To: Sherman Holland, Jr.
P. O. Box 1008
Alabaster, Alabama 35007

STATE OF ALABAMA)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on to-wit, the 10th day of May, 2000, Christopher V. Ballentine and wife, Mariko I. Ballentine, executed a certain mortgage on property hereinafter described to Sherman Holland, Jr., which said mortgage is recorded as Instrument #2000-16104. in the Office of the Judge of Probate of Shelby County, Alabama; 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 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 and County 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 Sherman Holland, Jr., did declare all of the indebtedness secured by 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 of general circulation published in Shelby County, Alabama in its issues of October 3, 10 & 17, 2001; and

Whereas, on October 25, 2001, 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 Sherman Holland, Jr., as mortgagee did offer for sale at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

Whereas, John Burdette Bates was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Sherman Holland, Jr.; and

Whereas the highest and best bid for the property described in the aforementioned mortgage was the bid of Sherman Holland, Jr. in the amount of Ninety-seven Thousand One Hundred Seventy-six and 43/100 Dollars (\$ 97,176.43), which sum of money the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Sherman Holland, Jr;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Ninety-seven Thousand One Hundred Seventy-six and 43/100 Dollars (\$ 97,176.43), on the indebtedness secured by said mortgage, the said Sherman Holland, Jr., by and through John Burdette Bates, as Auctioneer conducting said sale and as Attorney-in-fact for Sherman Holland, Jr. and the said John Burdette Bates, as Auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto the said Sherman Holland, Jr., the following described real property situated in Shelby County, Alabama, to-wit:

Lot 11, Block 4 of SOUTHWIND, THIRD SECTOR as recorded in Map Book 7, Page 25 in the Office of the Judge of Probate of Shelby County, Alabama.


11/26/2001-50966
03:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.00

Inst # 2001-50966


Inst # 2001-50966

To Have and to Hold the above described real property unto Sherman Holland, Jr., his heirs and assigns forever; subject however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, Sherman Holland, Jr., has caused this instrument to be executed by and through John Burdette Bates, as auctioneer conducting said sale and as Attorney-in-fact, and John Burdette Bates, as Auctioneer conducting said sale has hereunto set his hand and seal on this the 25th day of October, 2001.



John Burdette Bates, as Auctioneer and
Attorney-in-fact for Sherman Holland, Jr.



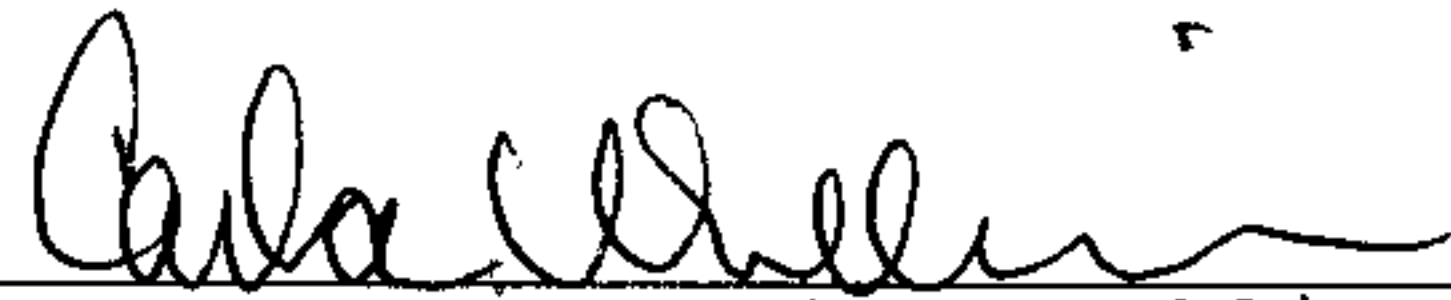
John Burdette Bates, as Auctioneer
Conducting said Sale

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Burdette Bates, whose name as Auctioneer and Attorney-in-fact for Sherman Holland, Jr., 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 25th day of October, 2001.

MY COMMISSION EXPIRES:
My Commission Expires 1-29-2005


Notary Public

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Burdette Bates, whose name as Auctioneer 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, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of October, 2001.

MY COMMISSION EXPIRES:
My Commission Expires 1-29-2005


Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

11/26/2001-50966
03:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
102 HEL 15.00