

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

Tracey L. Bennett  
625725624

KNOW ALL MEN BY THESE PRESENTS: That Tracey L. Bennett, a single individual did, on to-wit, the September 24, 1993, execute a mortgage to Troy & Nichols, Inc., which mortgage is recorded in Instrument #1993-30099 which said mortgage was duly transferred and assigned to CitiCorp Mortgage, Inc., by recorded Instrument #1995-09307 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 CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc. 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 24, 31, November 7, 2001; and

WHEREAS, on the November 14, 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 CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc. 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 SHELBY RESOURCES, INC., in the amount of Ninety-Four Thousand Exactly (\$94,000.00), and said property was thereupon sold to the said SHELBY RESOURCES, INC., 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 Ninety-Four Thousand Exactly (\$94,000.00), cash, the said Tracey L. Bennett, a single individual, acting by and through the said CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc., by JIM MCLEAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc., by JIM MCLEAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JIM MCLEAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto SHELBY RESOURCES, INC. , the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45, according to the survey of Bridlewood Parc, Sector One, as recorded in Map Book 17, page 34, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto SHELBY RESOURCES, INC. , forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

11/29/2001-51741  
01:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 108.00

Inst # 2001-51741

IN WITNESS WHEREOF, the said CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc., has caused this instrument to be executed by JIM MCLEAN, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said JIM MCLEAN, has executed this instrument in his capacity as such auctioneer on this the November 14, 2001.

Tracey L. Bennett, a single individual  
Mortgagors

By CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc.  
Mortgagee or Transferee of Mortgagee

By Jim McLean  
JIM MCLEAN, as Auctioneer and the person conducting  
said sale for the Mortgagee or Transferee of Mortgagee

By CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc.  
Mortgagee or Transferee of Mortgagee

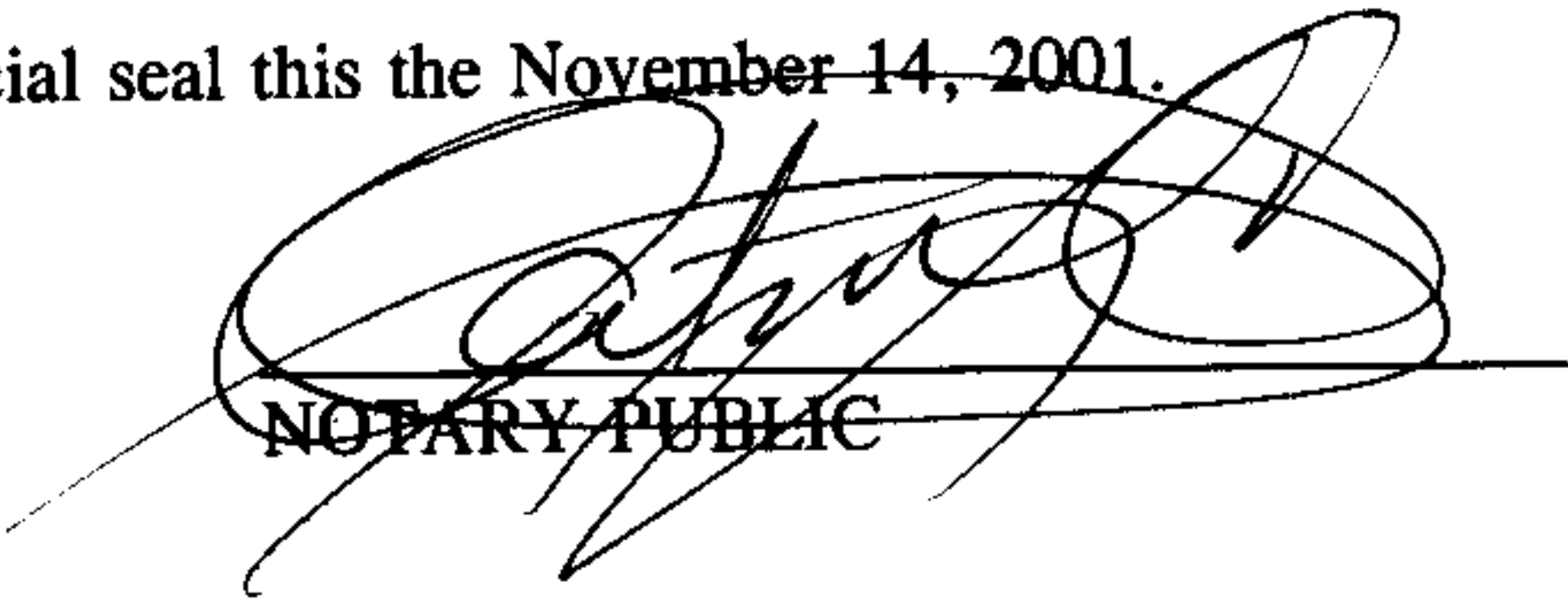
By Jim McLean  
JIM MCLEAN, as Auctioneer and the person conducting  
said sale for the Mortgagee or Transferee of Mortgagee

By Jim McLean  
JIM MCLEAN, as Auctioneer and the person conducting  
said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JIM MCLEAN, 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 the November 14, 2001.

  
NOTARY PUBLIC

Instrument prepared by:  
CHALICE E. TUCKER  
SHAPIRO & TUCKER, L.L.P.  
2107 5th Avenue North Suite 500  
Birmingham, Alabama 35203  
01-1132

MY COMMISSION EXPIRES: Sept. 10, 2002

Inst # 2001-51741

11/29/2001-51741  
01:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 108.00