

AUCTIONEER'S DEED

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, Jeanie M. Mahaffey, a single person executed a mortgage to Liberty Mortgage Corporation on the 30th day of April 1996, on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 1996-14382, of the records in the Office of the Judge of Probate, Shelby County, Alabama, which mortgage was subsequently assigned to NationsBanc Mortgage Corporation n/k/a BA Mortgage LLC (A Wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation, by instrument recorded in Instrument No. 1996-14383 of the said Probate Court records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on September 26, October 3 and 10, 2001, fixing the time of the sale of said property to be during the legal hours of sale on the 14th day of November, 2001, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 14th day of November, 2001, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale NationsBanc Mortgage Corporation n/k/a BA Mortgage LLC (A Wholly owned subsidiary

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of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$41,852.30 cash in hand paid by said purchaser to Michael T. Atchison, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said NationsBanc Mortgage Corporation n/k/a BA Mortgage LLC (A Wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation, by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Jeanie M. Mahaffey by Michael T. Atchison, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto NationsBanc Mortgage Corporation n/k/a BA Mortgage LLC (A Wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

A Parcel of land situated in the NE¼ of Section 4, Township 24 North, Range 12 East, in the City of Montevallo, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of Section 28, Township 22 South, Range 3 West, Shelby County, Alabama; thence Southerly along the Extension of the West line of said Section 28, 44.01 feet; thence 85 degrees 41 minutes 34 seconds left 179.63 feet to the Point of Beginning; thence continue along last stated course 150.44 feet to the Westerly right of way of Alabama Highway No. 119, also known as Selma Street in the City of Montevallo, Alabama; thence 85 degrees 37 minutes 11 seconds right 99.61 feet along and with said westerly right of way; thence 94 degrees 59 minutes 36 seconds right and leaving said westerly right of way 150.57 feet; thence 85 degrees 00 minutes 24 seconds right 97.99 feet to the Point of Beginning. Mineral and mining rights excepted.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said NationsBanc Mortgage Corporation n/k/a BA Mortgage LLC (A Wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation, the purchaser at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said NationsBanc Mortgage Corporation n/k/a BA Mortgage LLC (A Wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation by and through Michael T. Atchison, as the auctioneer who conducted said sale, and as its attorney-in-fact and Jeanie M. Mahaffey by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals on this the 14th day of November, 2001.

NationsBanc Mortgage Corporation n/k/a BA Mortgage LLC (A Wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation

BY: Michael T. Atchison
Auctioneer who conducted said sale and attorney-in-fact

Jeanie M. Mahaffey
By: Michael T. Atchison
Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, the auctioneer who conducted the sale, whose name as auctioneer and attorney-in-fact for NationsBanc Mortgage Corporation n/k/a BA Mortgage LLC (A Wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage 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 said conveyance, he in his capacity as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 14th day of November, 2001.

Just J. Pearson
NOTARY PUBLIC
My Commission Expires: 10/16/04

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, whose name as attorney-in-fact for Jeanie M. Mahaffey 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 attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 14th day of November, 2001.

Just J. Pearson
NOTARY PUBLIC
My Commission Expires: 10/16/04

Grantee's address:

101 E. Main Street, Ste 400
Louisville, KY 40232-5140

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609

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SHELBY COUNTY JUDGE OF PROBATE
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