

SEND TAX NOTICE TO:
Union Planters Mortgage, Inc.
P. O. Box 18001
Hattiesburg, MS 39404-8001
(#9930158135)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of February, 2001, Ronald Wayne Harrington and Lisa Harrington, Husband and Wife, executed that certain mortgage on real property hereinafter described to Union Planters Bank, National Association, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #2001-06664, and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 County by publication once a week for three (3) 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Union Planters Bank, National Association 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 31, 2001, November 7, 2001, and November 14, 2001; and

WHEREAS, on January 4, 2002, the day 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 conducted, and Union Planters

Inst # 2002-00865

01/04/2002-00865
02:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 18.00

01/04/2002-00865
02:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 18.00

Bank, National Association did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Union Planters Bank, National Association ; and

WHEREAS, Union Planters Mortgage, Inc. was the highest bidder and best bidder in the amount of Thirty Thousand and 00/100 Dollars (\$30,000.00) on the indebtedness secured by said mortgage, the said Union Planters Bank, National Association , by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Union Planters Mortgage, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the SW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence run Westerly along the North boundary of said 1/4 -1/4 for 211.00 feet to a point; thence turn an angle of 90 degrees 04 minutes 43 seconds to the left and run Southerly 780.03 feet to a point, being the point of beginning of the parcel of land herein described; thence continue in a Southerly direction along the last described course for 888.74 feet to a point in Four Mile Creek; thence turn an angle of 97 degrees 29 minutes 09 seconds to the right and run along said creek 58.53 feet; thence turn an angle of 34 degrees 15 minutes 22 seconds to the left and run along said creek 106.44 feet; thence turn an angle of 43 degrees 05 minutes 56 seconds to the left and run along said creek 87.32 feet; thence turn an angle of 94 degrees 50 minutes 25 seconds to the left and run along said creek 114.02 feet; thence turn an angle of 54 degrees 56 minutes 46 seconds to the right and run along said creek 265.71 feet; thence turn an angle of 96 degrees 55 minutes 26 seconds to the right and run along said creek 35.90 feet; thence turn an angle of 50 degrees 39 minutes 02 seconds to the right and run along said creek 50.61 feet; thence turn an angle of 19 degrees 34 minutes 35 seconds to the left and run along said creek 76.84 feet; thence turn an angle of 112 degrees 54 minutes 50 seconds to the left and run along said creek 97.33 feet; thence turn an angle of 25 degrees 45 minutes 08 seconds to the right and run along said creek 83.57 feet; thence turn an angle of 31 degrees 08 minutes 48 seconds to the right and run along said creek 84.81 feet; thence turn an angle of 24 degrees 43 minutes 26 seconds to the right and run along said creek 44.15 feet; thence turn an angle of 49 degrees 07 minutes 10 seconds to the right and run along said creek 68.01 feet; thence turn an angle of 48 degrees 15 minutes 43 seconds to the right and run along said creek 50.25 feet; thence turn an angle of 17 degrees 57 minutes 42 seconds to the right and run along said creek 179.08 feet; thence turn an angle of 106 degrees 53 minutes 57 seconds to the left and run along said creek 123.41 feet; thence turn an angle of 54 degrees 55 minutes 45 seconds to the right and run along said creek 169.01 feet; thence turn an angle of 16 degrees 05 minutes 56 seconds to the left and run along said creek 226.05 ; thence turn an angle of 26 degrees 20 minutes 31 seconds to the right and run 81.41 feet; thence turn an angle of 29 degrees 28 minutes 55 seconds to the right and leaving said creek run Northerly 900.00 feet to a point; thence turn an angle of 90 degrees 07 minutes 37 seconds to the right and run 742.45 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East, and the NW 1/4 of the NW 1/4, Section 35, Township

20 South, Township 20 South, Range 1 East, and contains 20.0 acres. Parcel is subject to easements of records.

TO HAVE AND TO HOLD the above described property unto Union Planters Mortgage, Inc., its successors/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; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Union Planters Bank, National Association, has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 4th day of January, 2002.

Union Planters Bank, National Association

By: [Signature]
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for Union Planters Bank, National Association, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 4th day of January, 2002.

Jody E. Horis
Notary Public
My Commission Expires: 12/31/2003

Inst # 2002-00865

This instrument prepared by:
Jerry E. Held
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

01/04/2002-00865
02:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 18.00