

✓ This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue, Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
UNION STATE BANK
P.O. BOX 647
PELL CITY, AL.
35125

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

04/17/2002-18025
03:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HSB 15.00

SHELBY COUNTY)

2002-18025

KNOW ALL MEN BY THESE PRESENTS: That, WHEREAS, heretofore, on June 20, 2000, to-wit, FRANCIS X. RITCHIE AND WIFE DEBORAH F. RITCHIE ("Mortgagor"), executed a certain mortgage on property hereinafter described to UNION STATE BANK, BIRMINGHAM, ALABAMA ("Mortgagee"), which said Mortgage is recorded in Inst. No. 2000-35203, 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 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 UNION STATE BANK, BIRMINGHAM, ALABAMA 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 March 20, 27 and April 3, 2002, for sale on April 17, 2002, on the Courthouse Steps of the Shelby County Courthouse; and

WHEREAS, on April 17, 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 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, James F. Burford, III was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said UNION STATE BANK, BIRMINGHAM, ALABAMA and whereas UNION STATE BANK was the highest bidder and best bidder, in the amount of ~~thirty one thousand~~ thirty one thousand Dollars (\$ 31,500.00) on the indebtedness secured by said Mortgage, the said UNION STATE BANK, BIRMINGHAM, ALABAMA by and through James F. Burford, III, as auctioneer conducting said sale, and as Attorney-in-Fact for FRANCIS X. RITCHIE AND WIFE DEBORAH F. RITCHIE and by and through James F. Burford, III, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto UNION STATE BANK the following described property situated in Shelby County, Alabama:

Lot 11, according to the Survey of Royal Oaks, 5th Sector, a residential subdivision, as recorded in Map book 15, Page 93, Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto UNION STATE BANK, its/his/their heirs/successors 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 of the State of Alabama and taxes and easements, restrictions and rights of way of record. The Property is specifically sold in its "as is, where is" condition.

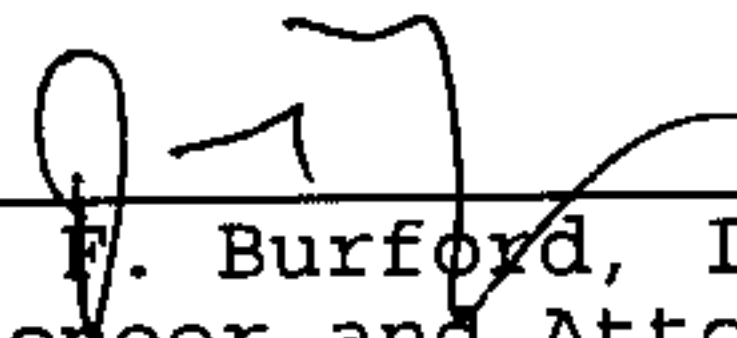
IN WITNESS WHEREOF, FRANCIS X. RITCHIE AND WIFE DEBORAH F. RITCHIE and

UNION STATE BANK, BIRMINGHAM, ALABAMA, have caused this instrument to be executed by and through JAMES F. BURFORD, III, as auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and JAMES F. BURFORD, III, as auctioneer conducting said sale and as Attorney-in-Fact for each of said parties, has hereto set his hand and seal on this the 17 day of April, 2002.

MORTGAGOR:

FRANCIS X. RITCHIE and wife DEBORAH F. RITCHIE

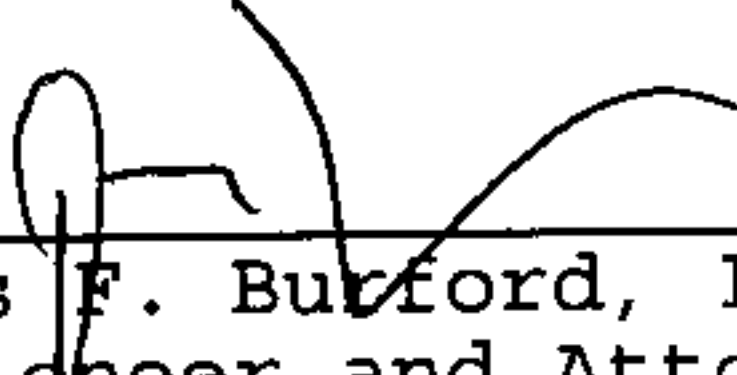
By:


James F. Burford, III
Auctioneer and Attorney-in-Fact

MORTGAGEE:

UNION STATE BANK
BIRMINGHAM, ALABAMA

By:



James F. Burford, III
Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, BEVERLY M. WOOD, a Notary Public in and for said County in said State, hereby certify that JAMES F. BURFORD, III, whose name as Auctioneer, is signed to the foregoing conveyance, and who signed the names of FRANCIS X. RITCHIE AND WIFE DEBORAH F. RITCHIE and also who signed the name of UNION STATE BANK, BIRMINGHAM, ALABAMA 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 executed the same voluntarily on the same day the same bears date, as the action of himself as Auctioneer and the person conducting the same for UNION STATE BANK, BIRMINGHAM, ALABAMA for and as the act of said UNION STATE BANK, BIRMINGHAM, ALABAMA, Mortgagee and as the action of FRANCIS X. RITCHIE AND WIFE DEBORAH F. RITCHIE, Mortgagor, in the Mortgage referred to in the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 17th day of April, 2002.


Notary Public
My Commission Expires: 11/10/02

Inst # 2002-18025

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SHELBY COUNTY JUDGE OF PROBATE

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