

REDEMPTION DEED

STATE OF ALABAMA)
~~SHELBY~~
~~JEFFERSON~~ COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of \$229,810.43 to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, **UNIVERSITY FEDERAL CREDIT UNION** ("Grantor") does grant, bargain, sell and convey unto **REGIONS BANK** ("Grantee") the real estate described on Exhibit A which is attached hereto and made a part hereof as if set out fully herein and situated in Shelby County, Alabama, subject to any and all encumbrances, easements, rights of way and other matters of record. Grantee is the holder of a statutory right of redemption pursuant to Alabama Code Section 6-5-247, et seq.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This is a deed of redemption for the purpose of redeeming the property described herein from the foreclosure of that certain mortgage executed by Kenneth E. Williams and wife, Sandra Williams to University Federal Credit Union, recorded in Instrument No. 1998-36624 in the Office of the Judge of Probate of Shelby County, Alabama, and evidenced by foreclosure deed dated the 15th day of January, 2002, a copy of which is attached hereto as Exhibit B, said deed being recorded in Instrument No. 2002-02629 in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, the Grantor has executed this Redemption Deed on this the 32^D day of JUNE, 2002.

UNIVERSITY CREDIT UNION

By: S. [Signature]
Its: SR. VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that S. GLENN BRYAN whose name as SR. VICE PRESIDENT of UNIVERSITY FEDERAL CREDIT UNION is signed to the foregoing instrument, and who is known to me, and known to me to be such person, acknowledged before me on this day that, being informed of the contents of said document, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 3rd day of June, 2002.


NOTARY PUBLIC

My Commission Expires:

July 20 2005

EXHIBIT A

Lot 10-A, Block 1, according to a Resurvey of Lots 10 and 14, Block 1, Havenwood Park, 1st Sector, recorded in Map Book 12, Page 27, in the Probate Office of Shelby County, Alabama.

EXHIBIT B**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA)

Inst # 2002-02629

SHELBY COUNTY)

01/15/2002-02629

01:10 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: September 16, 1998, Kenneth E. Williams and wife, Sandra Williams, Mortgagors, executed a certain mortgage to UNIVERSITY FEDERAL CREDIT UNION, a federally chartered credit union, said mortgage being recorded in Instrument No. 1998-36624 in the Probate Office of Shelby County, Alabama, and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Mortgagee did declare all of the indebtedness secured by the said mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by U.S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of December 5th, 12th and 19th and Continuation Notice in January 2, 2002; and

WHEREAS, on January 15, 2002, the day on which the foreclosure sale was due to be held under the terms of said continuation notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Mortgagee did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County Courthouse, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid in the amount of One Hundred Twenty-Six Thousand Four Hundred Seventy-Nine (\$126,479.01) Dollars which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said UNIVERSITY FEDERAL CREDIT UNION, a federally chartered credit union, and

WHEREAS, Brenton Morris conducted said sale on behalf of the said Mortgagee, and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of One Hundred Twenty-Six Thousand Four Hundred Seventy-Nine (\$126,479.01) Dollars, Kenneth E. Williams and wife Sandra Williams, Mortgagors, by and through the said Mortgagee, do grant, bargain, sell and convey unto the said UNIVERSITY FEDERAL CREDIT UNION, a federally chartered credit union, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 10-A, Block 1, according to a Resurvey of Lots 10 and 14, Block 1, Havenwood Park 1st Sector, recorded in Map Book 12, Page 27, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2002; (2) All easements, restrictions and reservations of record.


TO HAVE AND TO HOLD, the above described property unto the said UNIVERSITY FEDERAL CREDIT UNION, a federally chartered credit union, its successors and assigns

forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Kenneth E. Williams and wife, Sandra Williams, Mortgagors, by the said UNIVERSITY FEDERAL CREDIT UNION, a federally chartered credit union, Mortgagee, by Brenton Morris, as Auctioneer conducting said sale, caused these presents to be executed on this the 15th day of January, 2002.

KENNETH E. WILLIAMS and
SANDRA WILLIAMS
(Mortgagors)

By: UNIVERSITY FEDERAL CREDIT
UNION
A federally chartered credit union
(Mortgagee)

By: 
BRENTON MORRIS
(Auctioneer)

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brenton Morris whose name as Auctioneer for the said UNIVERSITY FEDERAL CREDIT UNION, a federally chartered credit union, acknowledged before me on this day, that, being informed of the contents of this conveyance, he, in his capacity as such Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of January, 2002.


NOTARY PUBLIC

My Commission Expires: 1-3-04

THIS INSTRUMENT PREPARED BY:
Brenton Morris

Inst # 2002-02623

01/15/2002-02623
01:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
2 002 CH 15.00