

FORECLOSURE DEED

State of Alabama)
)
Shelby County)

Send Tax Notice to:
Rogue Properties LLC
PO Box 59501
B'ham, AL 35259

KNOW ALL MEN BY THESE PRESENTS That on July 31, 1998 Jimmie Garrett executed a certain mortgage on the property hereinafter described to Quality Loan Co. Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument Number 1998-33305; Said mortgage being subsequently assigned in Instrument Number 2002-10612; Said mortgage being subsequently assigned to **Rogue Properties LLC** in Instrument Number 2002-10613; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in payment of the indebtedness thereby secured according to the terms thereof to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Rogue Properties LLC did declare all the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of May 8, May 15 and May 22; and

WHEREAS on May 29, 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 and properly conducted and Rogue Properties LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana the property hereinafter described; and

WHEREAS Daniel Rosser was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Rogue Properties LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Rogue Properties LLC in the amount of Thirty-two thousand two dollars and no cents. (\$32,000.00), which sum of money Rogue Properties LLC offered to credit on the indebtedness secured by said mortgage, and the said Rogue Properties LLC, by and through Daniel Rosser, as Auctioneer and person conducting said sale for Rogue Properties LLC does hereby Grant, Bargain, sell and Convey unto the said Rogue Properties LLC the following described property situated in Shelby County, Alabama, to wit:

Lot 1 according to the survey of Jennings's subdivision as recorded in Map Book 4, Page 68 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Rogue Properties LLC and its successors and assigns; 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, we have hereunto set our hands and seals this 30th day of May, 2002.

Rogue Properties LLC

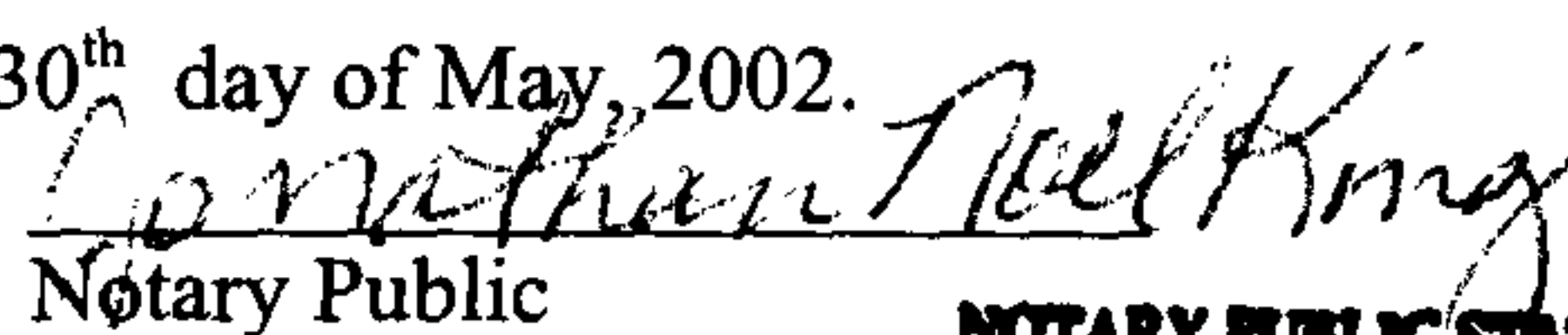


By: Daniel P. Rosser as auctioneer and as person conducting said sale

State of Alabama)
Jefferson County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Daniel P. Rosser**, whose name as Auctioneer and the person conducting said sale for **Rogue Properties LLC**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such capacity as Auctioneer and person conducting said sale, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 30th day of May, 2002.



Notary Public

My commission expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Jan 2, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument was prepared by:
Daniel P. Rosser
Attorney at Law
PO Box 59501
Birmingham, Al. 35259