



STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on March 16, 2001, **Darryl Lee Fingar and Ann Marie Fingar, a married couple, Party of the First Part**, executed a certain mortgage to **First Union National Bank of Delaware**, which said mortgage is recorded in Instrument No. 2001-10694, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and First Union National Bank of Delaware 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 publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 07/17, 07/24 & 07/31/02; and

WHEREAS, on August 15, 2002, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of First Union National Bank of Delaware in the amount of **TWENTY-SEVEN THOUSAND SEVEN HUNDRED FIFTY-ONE AND 25/100 DOLLARS (\$ 27,751.25)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to First Union National Bank of Delaware; and

WHEREAS, James Greer, Esq., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any 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 **TWENTY-SEVEN THOUSAND SEVEN HUNDRED FIFTY-ONE AND 25/100 DOLLARS (\$ 27,751.25)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto First Union National Bank of Delaware, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Property situated in the NE 1/4 of NW 1/4 of Section 8, Township 22, Range 2 West described as follows;

Parcel I

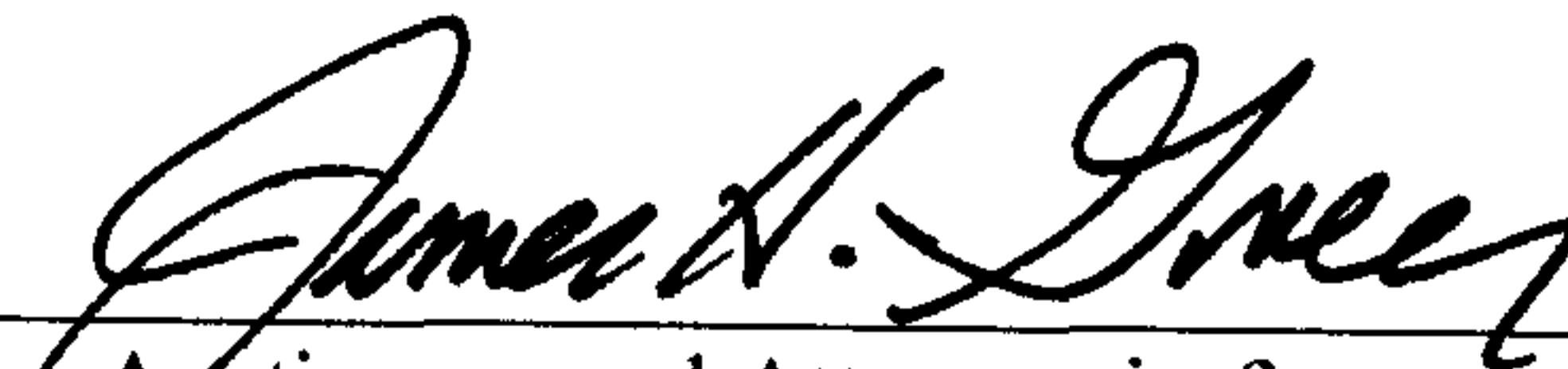
Begin at the SW corner of the NE 1/4 of NW 1/4 of Section 8, Township 22 Range 2 West; thence run North 105 feet; thence run East 210 feet to the Point of Beginning; thence continue East 105 feet; thence North 105 feet; thence South 105 feet to the Point of Beginning.

Parcel II

Begin at the SW corner of the NE 1/4 of the NW 1/4 of Section 8, Township 22, Range 2 West, run North 105 feet for the Point of Beginning thence East 210 feet; thence North 105 feet; thence West 210 feet; thence South 105 feet to the Point of Beginning.

TO HAVE AND TO HOLD the above described property unto First Union National Bank of Delaware, 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.


IN WITNESS WHEREOF, Darryl Lee Fingar and Ann Marie Fingar, a married couple and First Union National Bank of Delaware have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 15th day of August 2002.

BY: 
AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Greer, Esq., whose name as attorney-in-fact and auctioneer for Darryl Lee Fingar and Ann Marie Fingar, a married couple and First Union National Bank of Delaware, 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/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August 2002.


NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES Oct 23, 2004
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS