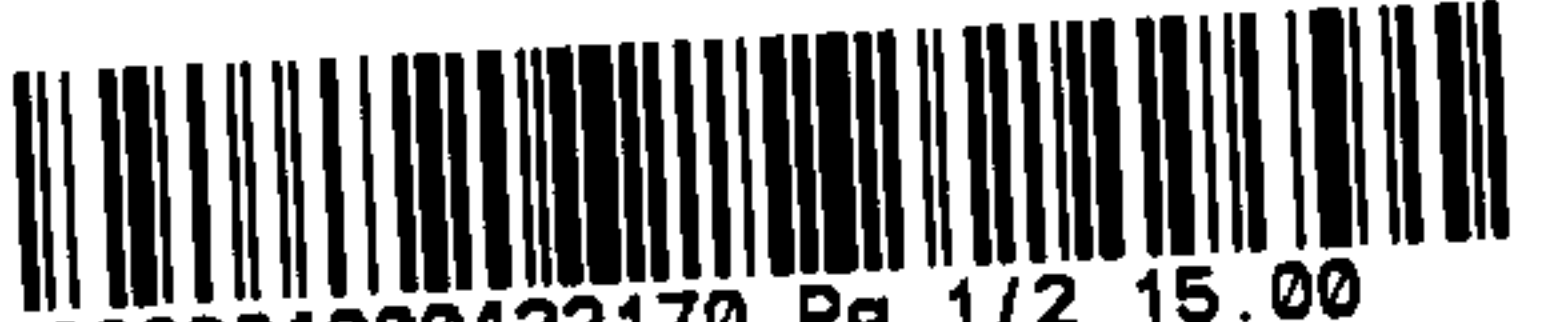


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236-0345

2002 6466
Recorded in the Above
DEED Book & Page
08-28-2002 11:06:09 AM
Wallace Wyatt Jr - Probate Judge
St. Clair County, Alabama

STATE OF ALABAMA
COUNTIES OF ST CLAIR and SHELBY

MORTGAGE FORECLOSURE DEED


20020904000422170 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
09/04/2002 11:13:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on July 31, 2002, Alton L. Payne executed a certain mortgage on property hereinafter described to American General Finance, Inc., which mortgage is recorded in Book 2001, Record of Mortgages, on Page 26644 in the office of the Judge of Probate of St Clair County, Alabama, and as Instrument Number 2001-35782 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 the 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 publishing in said counties by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and American General Finance, Inc., 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 St. Clair News-Aegis, a newspaper of general circulation published in St Clair County, Alabama, in its issues of July 25, 2002, August 1, 2002, and August 8, 2002, and by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 24, 2002, July 31, 2002, and August 7, 2002; and

WHEREAS, on August 26, 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 American General Finance, Inc., 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, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said American General Finance, Inc., and whereas said was the highest bidder and best bidder, in the amount of Sixty-four Thousand One Hundred Thirty-two and 50/100 Dollars (\$64,132.50) on the indebtedness secured by said mortgage, said by and through Foster D. Key as Auctioneer Conducting Said Sale, does hereby grant, bargain, sell and convey unto **AMERICAN GENERAL FINANCE, INC.**, the following described property situated in St Clair County and Shelby County, Alabama, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 1 EAST, THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION 670.80 FEET TO THE CENTER LINE OF OLD EPPERSON ROAD, FOR THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED, THENCE 154 DEGREES 07 MINUTES TO THE RIGHT IN A SOUTHWESTERLY DIRECTION AND ALONG THE CENTER LINE OF SAID ROAD 343.47 FEET, THENCE 115 DEGREES 53 MINUTES TO THE RIGHT DUE NORTH 150.0 FEET TO THE NORTH LINE OF SAID QUARTER-QUARTER SECTION, THENCE 90 DEGREES 00 MINUTES TO THE RIGHT 309.02 FEET TO THE POINT OF BEGINNING.

ALSO: COMMENCE AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 SOUTH, RANGE 1 EAST, THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 361.78 FEET TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST NAMED COURSE 288.74 FEET, THENCE 175 DEGREES 28 MINUTES TO THE LEFT IN A NORTHWESTERLY DIRECTION 176.59 FEET, THENCE 11 DEGREES 35 MINUTES 35 SECONDS TO THE LEFT IN A SOUTHWESTERLY DIRECTION 113.56 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING LOCATED IN SHELBY COUNTY, ALABAMA AND ST. CLAIR COUNTY, ALABAMA, PELL CITY DIVISION.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

TAX MAP OR PARCEL ID NO.: 01-6-23-0-001-017.

Street Address: 2109 BARK AVENUE
LEEDS, ALABAMA 35094

2002 6467
Recorded in the Above
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Wallace Wyatt Jr - Probate Judge
St. Clair County, Alabama

TO HAVE AND TO HOLD the above-described property unto its 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.

IN WITNESS WHEREOF, American General Finance, Inc., has caused this instrument to be executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key as Auctioneer Conducting Said Sale has hereto set his hand and seal on this August 26, 2002.

AMERICAN GENERAL FINANCE, INC.

By Foster D. Key
FOSTER D. KEY
AUCTIONEER AND ATTORNEY-IN-FACT

By Foster D. Key
FOSTER D. KEY
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, whose name as Auctioneer and Attorney-in-Fact for American General Finance, Inc., 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 day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this August 26, 2002.

Book/Pg: 2002/6466
Term/Cashier: N RECORD2 / SueP
Tran: 1783.33634.49317
Recorded: 08-28-2002 11:06:43
CER Certification Fee
PJF Special Index Fee
REC Recording Fee
Total Fees: \$ 12.50

1.00
5.50
6.00

Peggie S. Vandigrift
Peggie S. Vandigrift, Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 3, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS