

This Instrument Prepared By:
Sherrie L. Phillips
ENGEL, HAIRSTON & JOHANSON, P.C.
109 North 20th Street
4th Floor
Birmingham, Alabama 35203

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS,

WHEREAS, Raymond K. Wilson and Frances R. Wilson, did execute to The Bank (sometimes herein referred to as "Mortgagee"), a certain mortgage bearing the date of August 3rd, 1998, which mortgage is recorded in the Office of the Probate Judge of Shelby County, Alabama, as Instrument Number 1998/31114 to secure an indebtedness evidenced by the Promissory Note therein described;

WHEREAS, default was made in payment of said Note secured by said Mortgage, and Mortgagee, elected to declare the entire indebtedness secured by said Mortgage due and payable under the power of sale contained in said Mortgage;

WHEREAS, pursuant to the power of sale contained in said Mortgage the undersigned did cause to be published in the Shelby County Reporter, a newspaper published in the City of Columbiana, Shelby County, Alabama in the issues of August 28th, September 4th, and 11th, 2002, a notice stating that under and by virtue of the power of sale contained in said Mortgage, the undersigned would sell, at public outcry, to the highest bidder for cash in front of the Courthouse door of the Shelby County Courthouse, Columbiana, Alabama, during the legal hours of sale, on the 25th day of September, 2002, the Real Estate described in said Mortgage, a description of which is herein set out;

WHEREAS, at the time and place stated in said notice, the undersigned, **The Bank**, did on the 25th day of September, 2002, by and through Sherrie L. Phillips, as Auctioneer, offer said property for sale to the highest bidder for cash, and at said sale **The Bank** became the purchaser of said property at and for the sum of Fifty Thousand Dollars and no/100 (\$50,000.00) cash, that being the highest and best bid for said property at said sale;

WHEREAS, Sherrie L. Phillips conducted said sale on behalf of the said **The Bank**, as its Auctioneer;

WHEREAS, said Mortgage expressly authorizes the person conducting said sale to execute to the purchaser at said sale a foreclosure deed to the property as purchased;

NOW THEREFORE, in consideration of the sum of Fifty Thousand and no/100 Dollars (\$50,000.00) paid by **The Bank** as Mortgagee, and the said **The Bank**, by and through Sherrie L. Phillips, as Auctioneer, does grant, bargain, sell, convey unto the said **The Bank** the following described Real Estate which is situated in Shelby County, Alabama:

A tract of land situated in the E ½ of the NE ¼ of the NW ¼ of Section 36, Township 20 South, Range 3 West, being more particularly described as follows: Commence at the SW corner of the E ½ of the NE ¼ of the NW ¼, Section 36, Township 20 South, Range 3 West and run Northerly along the West line of said E ½ 325.51 feet to the point of beginning; thence South 49°42'06" East and run 327.89 feet; thence North 40°00'00" East and run 266.00 feet; thence North 88°52'13" West and run 421.14 feet to the point of beginning.

ALSO, an easement for ingress and egress being more particularly described as lying 5 feet each side of the following described line:

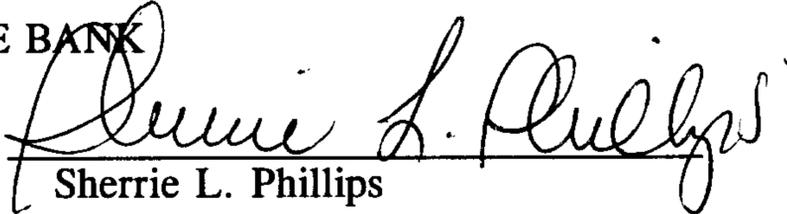
Commence at the SW corner of the E ½ of the NE ¼ of the NW ¼ of Section 36, Township 20 South, Range 3 West and run Northerly along the West line of said E ½ 325.51 feet; thence South 49°42'06" East and run 327.89 feet; thence North 40°00'00" East and run 233.73 feet to the point of beginning; thence South 75°43'06" East and run 56.17 feet; thence South 67°54'51" East and run 89.93 feet; thence South 75°25'06" East and run 65.35 feet; thence North 68°21'55" East and run 26.86 feet; thence North 16°49'34" East and run 38.77 feet; thence North 0°25'50" East and run 37.56 feet to the end of said line.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said **The Bank**, their successors, and assigns forever, subject to however to the statutory right of redemption on the part of **Raymond K. Wilson and Frances R. Wilson**.

The above described property was sold on an "as is, where is" basis, subject to any liens, encumbrances, taxes, reservations, restrictions, easements, highway and/or road rights of way, telephone and utility lines, and rights of egress and ingress. Said property was sold without representation, warranty or recours, express or implies, as to title, use and/or enjoyment of the property described above, and was sold subject to the statutory right of redemption.

IN WITNESS WHEREOF, **The Bank**, as Mortgagee, by Sherrie L. Phillips as Auctioneer, have hereunto set their hand and seal this the 26th day of September, 2002.

THE BANK
BY: 
Sherrie L. Phillips
Auctioneer

[ACKNOWLEDGEMENT ON NEXT PAGE]

STATE OF ALABAMA)
JEFFERSON COUNTY)

20021002000478250 Pg 3/3 18.00
Shelby Cnty Judge of Probate, AL
10/02/2002 15:31:00 FILED/CERTIFIED

I, the undersigned Notary Public in and for said County and said State, hereby certify that Sherrie L. Phillips, whose name as Auctioneer for The Bank, 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 the conveyance, as such Auctioneer and with full authority, she executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal on this the 26th day of September, 2002.


NOTARY PUBLIC
My commission Expires: 8/13/06

**Grantee's Address and
Request for Tax Notices:**

The Bank
17 North 20th Street
Birmingham, Alabama 35203