

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Jerome M. Lesser
2169100

KNOW ALL MEN BY THESE PRESENTS: That Jerome M. Lesser and wife, Patricia A. Lesser did, on to-wit, the November 6, 1981, execute a mortgage to First Southern Mortgage Corporation, which mortgage is recorded in Book 416, Page 904; said mortgage duly transferred and assigned to First Southern Federal Savings and Loan Association of Mobile by instrument recorded in Book 57, Page 291; further assigned to Leader Federal Saving and Loan Association by instrument recorded in Book 101, Page 595 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Union Planters National Bank N A formerly known as Leader Federal Bank for Savings f/k/a Leader Federal Savings and Loan Association did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of August 28, September 04, 11, 2002; and

WHEREAS, on the October 2, 2002, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Union Planters National Bank N A formerly known as Leader Federal Bank for Savings f/k/a Leader Federal Savings and Loan Association did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of REALTY INVESTMENT INC, in the amount of Eleven Thousand Eighteen Exactly (\$11,018.00), and said property was thereupon sold to the said REALTY INVESTMENT INC, and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Eleven Thousand Eighteen Exactly (\$11,018.00), cash, the said Jerome M. Lesser and wife, Patricia A. Lesser, acting by and through the said Union Planters National Bank N A formerly known as Leader Federal Bank for Savings f/k/a Leader Federal Savings and Loan Association, by KIM VANDEGRIFF, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Union Planters National Bank N A formerly known as Leader Federal Bank for Savings f/k/a Leader Federal Savings and Loan Association, by KIM VANDEGRIFF, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and KIM VANDEGRIFF, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto REALTY INVESTMENT INC, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SE 1/4 of the NW 1/4 and a part of the SW 1/4 of the NE 1/4 of Section 18, Township 18 South, Range 1 East, and being more particularly described as follows: Commence at the NE corner of the SE 1/4 of NW 1/4 of Section 18, Township 18 South, Range 1 East, thence South 38 degrees 44' West 586.18 feet to the Southeasterly right of way line of Dunnavant Road, and the southwesterly side of a Private Road; thence South 46 degrees 20' East 403.17 feet to the northeasterly side of said Private Road, for point of beginning. Thence South 5 degrees 33' East along the easterly side of said Private Road, 150.00 feet; thence North 74 degrees 04' 32" East 200.00 feet; thence North 5 degrees 33' West 150.00 feet; thence South 74 degrees 04' 32" West 200.00 feet to the point of beginning. Also an easement for ingress and egress being more particularly described as follow: Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 18, Township 18 South, Range 1 East, thence South 38 degrees 44' West 586.18 feet to the southeasterly right of way line of Dunnavant Road, and the southwesterly side of said easement. Thence North 47 degrees 30' East along the southeasterly right of way of said Dunnavant Raod 12.50 feet either side of a line as follows: South 42 degrees 46' 30" East 399.31 feet; Thence South 5 degrees 33' East 485.35 feet to the end of said easement.

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Jay Compton
P.O. Box 2102
Birmingham, AL 35201

TO HAVE AND TO HOLD the above described property unto REALTY INVESTMENT INC , forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Union Planters National Bank N A formerly known as Leader Federal Bank for Savings f/k/a Leader Federal Savings and Loan Association, has caused this instrument to be executed by KIM VANDEGRIFF, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said KIM VANDEGRIFF, has executed this instrument in his capacity as such auctioneer on this the October 2, 2002.

Jerome M. Lesser and wife, Patricia A. Lesser
Mortgagors

By Union Planters National Bank N A formerly known as Leader
Federal Bank for Savings f/k/a Leader Federal Savings and Loan
Association
Mortgagee or Transferee of Mortgagee

By Kim Vandegriff
KIM VANDEGRIFF, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgagee

By Union Planters National Bank N A formerly known as Leader
Federal Bank for Savings f/k/a Leader Federal Savings and Loan
Association
Mortgagee or Transferee of Mortgagee

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KIM VANDEGRIFF, as Auctioneer and the person conducting
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said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that KIM VANDEGRIFF, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the October 2, 2002.

[Signature]
NOTARY PUBLIC

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North Suite 500
Birmingham, Alabama 35203
02-1704

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 14, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS