

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

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on November 14, 2001, Marion Rutherford executed a certain mortgage on property hereinafter described to First National Bank of Shelby County which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 2001-52843, Record of Mortgages; 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 county by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and First National Bank of Shelby County, 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 11, 2002, December 18, 2002, and December 25, 2002; and

WHEREAS, on January 8, 2003, 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 First National Bank of Shelby County 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 First National Bank of Shelby County and whereas LARRY WEEMS was the highest bidder and best bidder, in the amount of Seventy-seven Thousand Four Hundred Ninety and 00/100 Dollars (\$77,490.00) on the indebtedness secured by said mortgage, said First National Bank of Shelby County, by and through Foster D. Key as Auctioneer Conducting Said Sale, does hereby grant, bargain, sell and convey unto **LARRY WEEMS** the following-described property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the SW 1/4 of the SE 1/4 of said Section; thence in a Westerly direction along the South line of said 1/4-1/4 Section a distance of 1307.84 feet to the point of beginning; thence continue Westerly along the South line of said 1/4-1/4 Section a distance of 385.00 feet to Southeasterly right of way line of Valleydale Road on a curve having a radius of 6287.09; thence 143 deg. 10 min. 14 sec. Right to chord of said curve to the left in a Northeasterly direction along the Southeast right of way line of said road a distance of 385.00 feet; thence 108 deg. 24 min. 08 sec. Right from chord of said curve in a Southeasterly direction a distance of 243.22 feet to the point of beginning; being situated in Shelby County, Alabama.

✓
Larry Weems
124 20th Ct. N.W.
B'ham, AL 35215

TO HAVE AND TO HOLD the above-described property unto his 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, First National Bank of Shelby County 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 January 8, 2003.

FIRST NATIONAL BANK OF SHELBY COUNTY

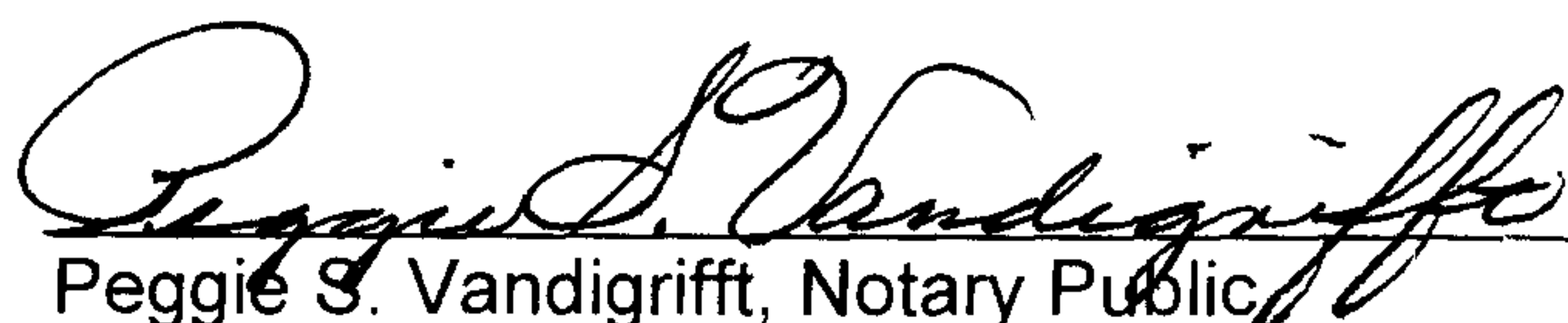
By 
FOSTER D. KEY
AUCTIONEER AND ATTORNEY-IN-FACT

By 
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 First National Bank of Shelby County 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 January 8, 2003.


Peggie S. Vandigrift, Notary Public
My Commission expires November 3, 2004

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