

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Ralph W. Coplin  
10077187

KNOW ALL MEN BY THESE PRESENTS: That, Ralph W. Coplin and Nee Nee R. Coplin, husband and wife did, on to-wit, on October 18, 1995, execute a mortgage to SouthTrust Mortgage Corporation, which mortgage is recorded in Inst #1995-31577; said mortgage duly transferred and assigned to Mortgage Electronic Registration Systems, Inc., by instrument recorded in Inst #2000-41119 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 Mortgage Electronic Registration Systems, Inc. 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 December 18, 25, 2002 January 01, 2003; and

WHEREAS, on the January 15, 2003, 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 Mortgage Electronic Registration Systems, Inc. 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 Mortgage Electronic Registration Systems, Inc., in the amount of One Hundred Forty-Eight Thousand Two Hundred One And 20/100ths (\$148,201.20), which sum the said Mortgage Electronic Registration Systems, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Mortgage Electronic Registration Systems, 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 One Hundred Forty-Eight Thousand Two Hundred One And 20/100ths (\$148,201.20), cash, the said Ralph W. Coplin and Nee Nee R. Coplin, husband and wife, acting by and through the said Mortgage Electronic Registration Systems, Inc., by KIM VANDEGRIFF, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Mortgage Electronic Registration Systems, Inc., 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 Mortgage Electronic Registration Systems, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 9, Township 18 South, Range 1 East, described as follows: Commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 9 and go North 04 degrees 32 minutes 57 seconds East along the West boundary of said 1/4- 1/4 section for 184.86 feet; thence North 62 degrees 34 minutes 00 seconds East, for 139.87 feet; thence continue North 62 degrees 34 minutes 00 seconds East for 651.53 feet; thence North 78 degrees 10 minutes 37 seconds East for 105.62 feet; thence North 12 degrees 03 minutes 38 seconds East for 16.40 feet to the point of beginning; thence North 56 degrees 03 minutes 22 seconds East for 263.27; thence South 24 degrees 00 minutes 00 seconds East for 170.00 feet; thence South 66 degrees 00 minutes 00 seconds West for 950.00 feet; thence North 12 degrees 03 minutes 38 seconds East for 154.05 feet to the point of beginning. ALSO, a Perpetual Easement for Ingress and Egress: A parcel of land situated part in the NW 1/4 of the SE 1/4, part in the NE 1/4 of the SE 1/4, and part in the SE 1/4 of the NE 1/4 of Section 9, Township 18 South, Range 1 East, described as follows: Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 9 and go South 89 degrees 50 minutes 40 seconds West along the North boundary of said 1/4- 1/4 section for 635.13 feet to an existing iron pin and the boudary of Alabama State Highway No. 25; thence South 24 degrees 42 minutes 49 seconds West along the said Easterly boundary for 116.68 feet to the centerline of an existing drive and the point of beginning of the following described easement: A parcel of land 30.00 feet in which and being 15.00 feet either of a line as follows: From the point of beginning go North 71 degrees 17 minutes 42 seconds East for 273.67 feet; thence North 89 degrees 50 minutes 40 seconds East 407.17 feet; thence North 89 degrees 50 minutes 40 seconds East for 29.11 feet; thence North 09 degrees 41 minutes 00 seconds East for 97.63 feet; thence North 44 degrees 11 minutes 45 seconds East for 113.73 feet; thence North 19 degrees 03 minutes 30 seconds East for 90.11 feet; thence North 62 degrees 34 minutes 00 seconds East for 851.53 feet; thence North 78 degrees 10 minutes 37 seconds East for 105.62 feet to the end of said easement.




TO HAVE AND TO HOLD THE above described property unto Mortgage Electronic Registration Systems, Inc., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.


IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc., 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 January 15, 2003.


Ralph W. Coplin and Nee Nee R. Coplin, husband and wife  
Mortgagors

By Mortgage Electronic Registration Systems, Inc.  
Mortgagee or Transferee of Mortgagee

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

Mortgage Electronic Registration Systems, Inc.  
Mortgagee or Transferee of Mortgagee

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said sale for the Mortgagee or Transferee of Mortgagee

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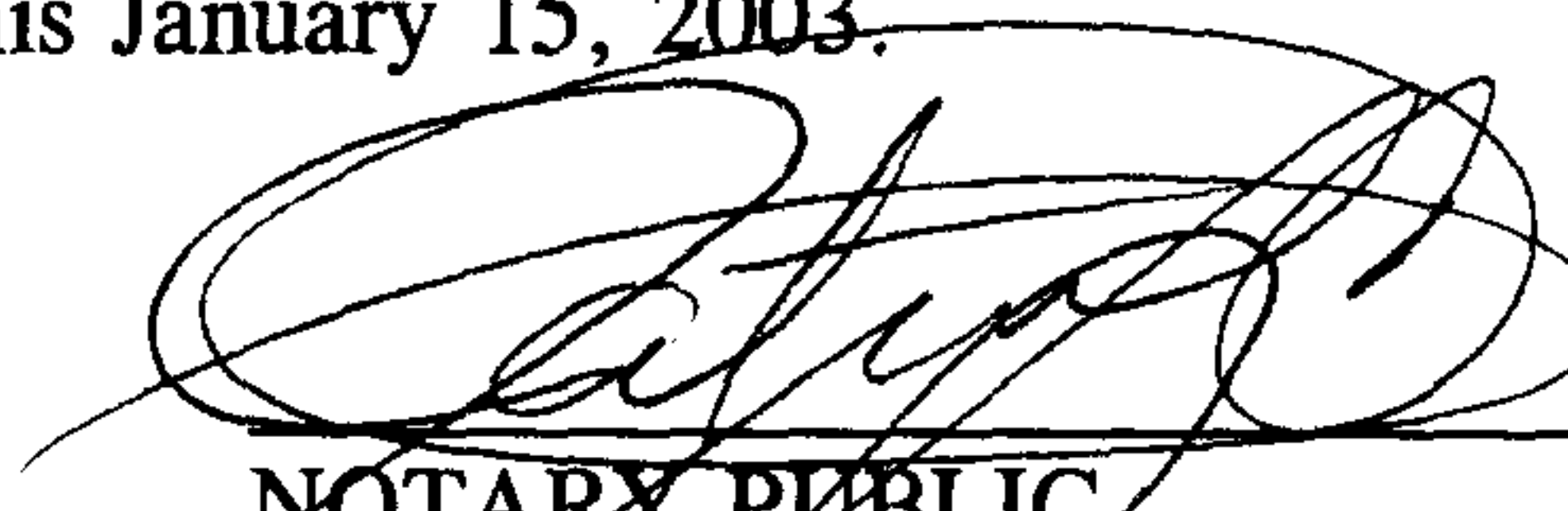
STATE OF ALABAMA  
COUNTY OF SHELBY

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 January 15, 2003.

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

Instrument prepared by:  
CHALICE E. TUCKER  
SHAPIRO & TUCKER, L.L.P.  
2107 5th Avenue North Suite 500  
Birmingham, Alabama 35203  
02-1182

  
NOTARY PUBLIC

GRANTEE'S ADDRESS  
8120 Nations Way Building 100  
Jacksonville, FL 32256