


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
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20030211000084370 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
02/11/2003 12:28:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on May 5, 2001, Julius Burns executed a certain mortgage on property hereinafter described to Community HomeBanc, Inc., said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 2001-21937, Record of Mortgages, and assigned on June 15, 2001, to First Team Funding by assignment recorded as Instrument Number 2001-25814, 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 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 Team Funding, Assignee of Community HomeBanc, 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 15, 2003, January 22, 2003, and January 29, 2003; and

WHEREAS, on February 6, 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 Team Funding 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 Team Funding and whereas said was the highest bidder and best bidder, in the amount of Twenty-six Thousand Five Hundred Nine and 00/100 Dollars (\$26,509.00) on the indebtedness secured by said mortgage, said First Team Funding, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for Julius Burns, does hereby grant, bargain, sell and convey unto **FIRST TEAM FUNDING** the following described property situated in Shelby County, Alabama, to-wit:

Lot 3, Block 5, fronting 317 feet on Prentice Street, according to a map of Aldmont, as drawn 9-24-1908, recorded in the Shelby County Probate Office on 4-29-1910 at Map Book 3, Page 3.

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, First Team Funding 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 February 6, 2003.

JULIUS BURNS

20030211000084370 Pg 2/2 15.00
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By: 
FOSTER D. KEY, ATTORNEY-IN-FACT

FIRST TEAM FUNDING

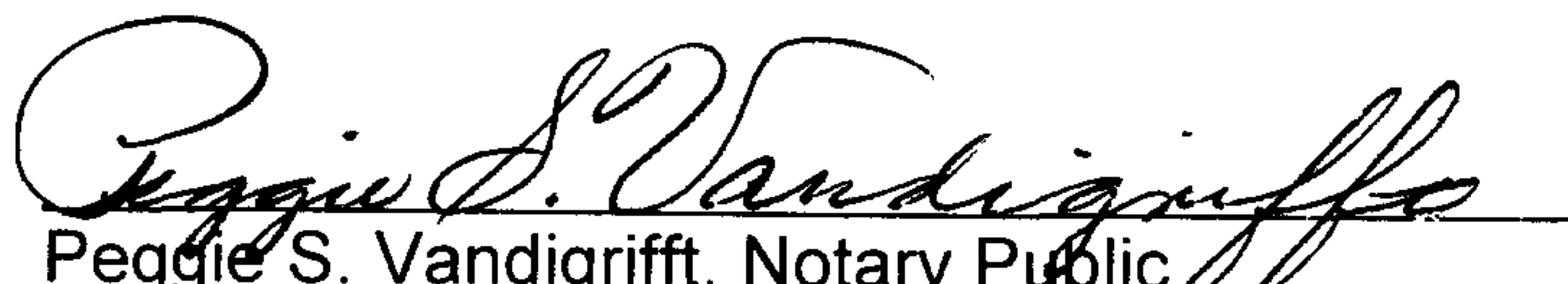
By: 
FOSTER D. KEY
AUCTIONEER AND ATTORNEY-IN-FACT

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 Attorney-in-Fact for Julius Burns and as Auctioneer and Attorney-in-Fact for First Team Funding 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 February 6, 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