

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

John B. Mason, III
94417

KNOW ALL MEN BY THESE PRESENTS: That, John B. Mason, III and Alice L. Mason, husband and wife did, on to-wit, on March 11, 1999, execute a mortgage to MortgageAmerica, Inc., which mortgage is recorded in Instrument #1999-10610; said mortgage duly transferred and assigned to Standard Mortgage Corporation, by instrument recorded in Instrument 1999-26474 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 Standard Mortgage Corporation 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 January 29, February 5, 12, 2003; and

WHEREAS, on the February 19, 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 Standard Mortgage Corporation 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 Standard Mortgage Corporation, in the amount of One Hundred Twenty-Five Thousand Seventy-Two And 89/100ths (\$125,072.89), which sum the said Standard Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Standard Mortgage Corporation; 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 Twenty-Five Thousand Seventy-Two And 89/100ths (\$125,072.89), cash, the said John B. Mason, III and Alice L. Mason, husband and wife, acting by and through the said Standard Mortgage Corporation, by KIM VANDEGRIFF, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Standard Mortgage Corporation, 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 Standard Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 125, according to the Survey of Autumn Ridge, Second Sector, as recorded in Map Book 14 Pages 16, 17, and 18, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Standard Mortgage Corporation, 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.

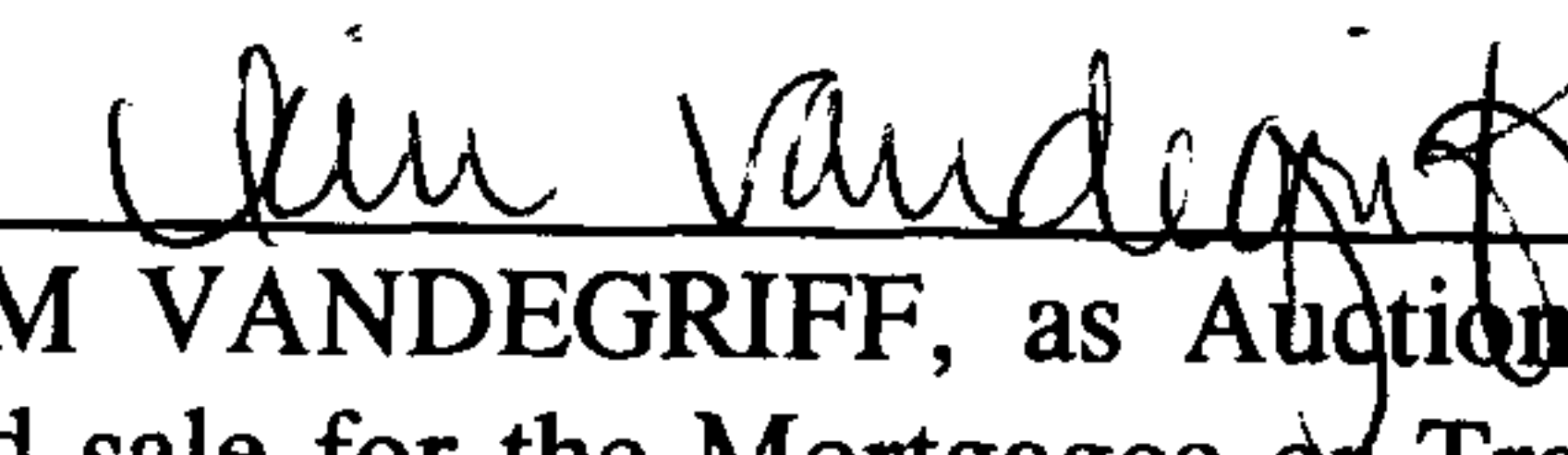
IN WITNESS WHEREOF, the said Standard Mortgage Corporation, has caused this instrument to be executed by KIM VANDEGRIFF, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said KIM VANDEGRIFF, has executed this instrument in his capacity as such auctioneer on this the February 19, 2003.


John B. Mason, III and Alice L. Mason, husband and wife
Mortgagors

By Standard Mortgage Corporation
Mortgagee or Transferee of Mortgagee

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

Standard Mortgage Corporation
Mortgagee or Transferee of Mortgagee

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

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

STATE OF ALABAMA
COUNTY OF SHELBY

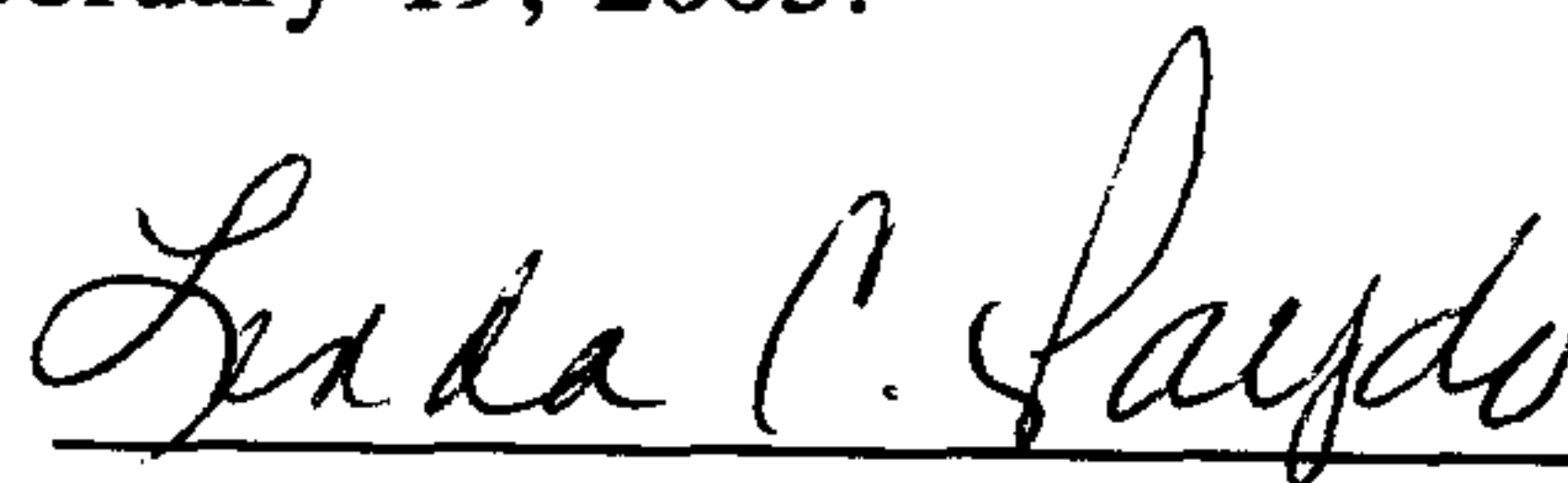
I, the undersigned, a Notary Public in and for said State and County, hereby certify that KIM VANDEGRIFF, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on 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 February 19, 2003.

MY COMMISSION EXPIRES:

Notary Public, Jefferson County, Alabama
My Commission Expires April 28, 2004

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North Suite 500
Birmingham, Alabama 35203
02-2127


NOTARY PUBLIC

GRANTEE'S ADDRESS
One Shell Square 701 Poydras St., Ste 300
New Orleans, LA 70139-0300