

DEED OF FORECLOSURE

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on to wit: July 31, 1996, Tommy L. Thrasher and wife, Belinda G. Thrasher executed a certain mortgage to Robert L. Austin which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Volume 1996, Page 25640.

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 of the Shelby County Courthouse, Alabama, after notice of time, place, and terms of said sale in some newspaper publishing in said city by publication once a week for three consecutive weeks prior to said sale of public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority continued in same, the mortgagee or any person conducting said sale for the mortgage was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Robert L. Austin did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issue on December 4, 11, 18, 2002, and;

WHEREAS, on December 30, 2002, 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 Robert L. Austin did offer for sale and sell at public outcry in front of the courthouse door in Shelby County, Alabama the property hereinafter described; and,

WHEREAS, Robert L. Austin, was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Robert L. Austin and whereas Robert L. Austin was the highest bidder and best bidder, in the amount of Twenty

Thousand and no/100 Dollars (\$20,000.00) on the indebtedness secured by said mortgage, the said Robert L. Austin, as auctioneer conducting said sale, does hereby grant, bargain, sell, and convey unto Robert L. Austin the following described property situated in Shelby County, Alabama, to-wit:

Lot 15 and 16, according to the map of subdivision of Farris Estates, prepared by W.R. Silcocks and is recorded in Map Book 4, Page 13, in the Probate Office of Shelby County, Alabama; being in the SW ¼ of SW ¼ of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property, Robert L. Austin, and its 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, Robert L. Austin has caused this instrument to be executed by and through Robert L. Austin, acting as auctioneer conducting the said sale and as Attorney-in-fact, and Robert L. Austin, as Auctioneer conducting said sale has hereto set his hand and seal on this the 13th day of March 2003.



Auctioneer and Attorney-in-Fact

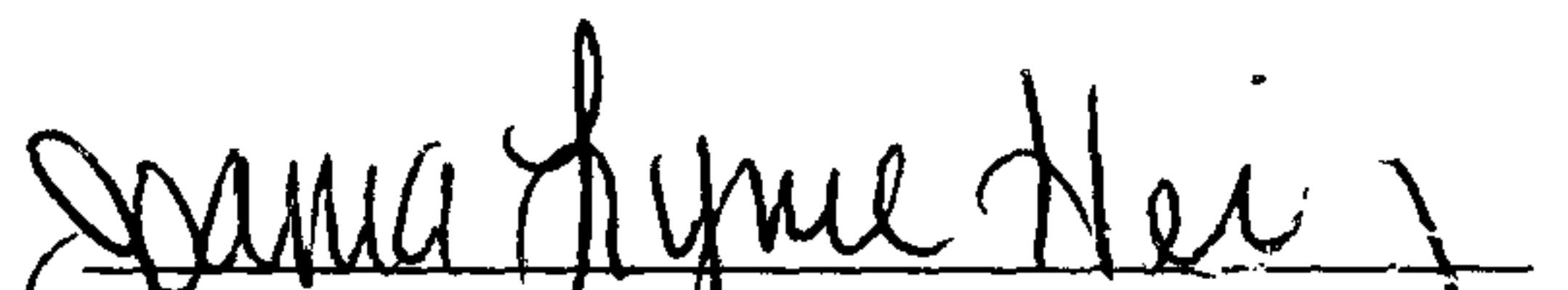


Auctioneer Conducting said Sale

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Austin, whose name as auctioneer and attorney-in-fact for Robert L. Austin 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 date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 13th day of March 2003.


Notary Public
My Commission Expires: 2/11/07

This instrument was prepared by:
Robert L. Austin
Attorney at Law
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Birmingham, AL 35209