

STATE OF ALABAMA)
SHELBY COUNTY)

AUCTIONEER'S DEED

WHEREAS, Larry R. House and Linda House, did heretofore, on the 14th day of March, 1996, execute and deliver to AmSouth Bank a certain Mortgage to secure the indebtedness therein described, which Mortgage was recorded as Instrument 1996-26100 in the records in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, the terms of said Mortgage, provided that in the case of default the entire unpaid balance of debt shall become due and payable, the Mortgage shall be subject to foreclosure and may be foreclosed as provided by law in case of past-due mortgages; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Mortgage, and the Mortgagee having first given notice by publication once a week for three successive weeks of the time, place and terms for the foreclosure sale, together with a description of the property to be sold, said notice having been published in Shelby County, Alabama by publications appearing in the April 9th, 16th, and 23rd, 2003 issues of the Shelby County Reporter, fixing the date and time of said sale as during the legal hours of sale, in front of the Courthouse at Columbiana entrance to the Courthouse at Columbiana, Shelby County, Alabama, as the time and place of said sale, and that the property would be sold at public outcry for cash, to the highest bidder, as the terms of said sale; and

WHEREAS, on the 5th day of May, 2003 at the time and place aforesaid, the said default still continuing, Larry R. House and Linda House, owner of the indebtedness secured by said Mortgage, acting by and through Charles R. Johanson, III, as auctioneer, conducted said foreclosure sale and did offer the real property described in said Mortgage for sale at public

outcry for cash to the highest bidder; and

WHEREAS, at the foreclosure sale so held, as foresaid, AmSouth Bank became the purchaser of said real property for the sum of One Million Six Hundred Ninety Two Thousand One Hundred Seventy Two and 15/100 Dollars (\$1,692,172.15) cash, it being the highest, best and last bidder therefore;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of One Million Six Hundred Ninety Two Thousand One Hundred Seventy Two and 15/100 Dollars (\$1,692,172.15), on the indebtedness secured by said Mortgage, the said AmSouth Bank does hereby grant, bargain, sell and convey unto the said AmSouth Bank the following described property situated in the County of Shelby, State of Alabama, to wit:

Parcel I:

Lot 2, according to the Survey of Paradise Cove, as recorded in Map Book 15, page 77, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 1 East and run south along the west line thereof 1056.17' thence 49°01'30" left and run 544.73' to the point of beginning, said point being on the south line of Paradise Cove Lane; thence continue along the last described course 184.03' to a curve to the left; thence run along said curve (R=335.20') for 212.27' thence continue tangent to said curve 8.00' thence 81°40'55" right and run south along the west line of Lot 2 of Paradise Cove Phase II for 90.85' thence 112°06'4" right and run 47.77' thence 94°55' left and run 81.67' thence 11°51'17" left and run 134.64' thence 47°54'08" right and run 85.34' thence 64°45'52" right and run 58.31' thence 6°04'04" right and run 40.72' thence 7°41'42" left and run 59.97'; thence 0°05'10" right and run 161.86' thence 0°15'56" right and run 75.03' thence 7°05'37" right and run 54.95' thence 88°37'03" and run 410.15' to the point of beginning. Also, all that land lying between the above describe property and the 397' contour of Lay Lake and west of Lot 2 of Paradise Cove Phase II.

Parcel II:

Lot 3, according to the survey of Paradise Cove as recorded in Map Book 15, page 77 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Mineral and mining rights excepted.

AND

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 1 East; thence run east along the north line of said 1/4 1/4 for 65.0 feet; thence 90°11' right run southerly along the east right of way of Paradise Cove Road for 202.02 feet to the point of beginning; thence continue last described for 648.21 feet to a curve to the left (having a radius of 284.54 feet); thence continue along said curve and right of way for 243.46 feet to tangent of said curve; thence continue along said right of way for 565.0 feet to a curve to the left (having a radius of 275.2 feet); thence run along said curve and right of way for 174.27 feet to tangent of said curve thence continue along said right of way for 20.79 feet to a curve to the left (having a radius of 267.16 feet); thence run along said curve, and right of way for 316.53 feet to tangent of said curve; thence 76°50'22" left from said tangent run 571.60 feet; thence 50°08'57" right run 362.49 feet thence 89°43'17" right run 34.0 feet thence 89°44'52" left run northerly for 406.19 feet; thence 90°05'20" left run 399.69 feet thence 90°00' right run 20.0 feet; thence 90°00' left run 161.0 feet to the point of beginning, being situated in Shelby County, Alabama.

Also the right of ingress and egress over and along a 60 foot easement known as Paradise Cove on the survey of Thomas E. Simmons dated February 11, 1992 and which easement lies adjacent to the west and southerly lines of subject property.

Parcel III:


Lot 19, according to the Survey of Paradise Cove, as recorded in Map Book 15, page 77, in the Probate Office of Shelby County, Alabama and a part of the NW 1/4 of the NW 1/4 of Section 26, Township 21, Range 1 East more particularly described as follows:

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 1 East; thence run south along the west line of said 1/4 1/4 for 1002.88 feet; thence 49°01'30" left run southeast 838.51 feet; thence 36°17' left run easterly 117.83 feet to the point of beginning; thence continue along last described course for 12.79 feet to a curve to the left (having a radius of 327.16 feet); thence run along said curve for 47.26 feet; thence 89°57'38" right from tangent of said curve run southerly 444.05 feet to the 397 contour of Lay Lake; thence 91°55' right run westerly along said contour 11.78 feet; thence 99°30'50" left run southerly along said contour 68.13 feet; thence continue along said contour the following described line; (thence 109°41'20" left run 56.61 feet; thence 53°03'40" right run 93.24 feet; thence 44°11'20" right run 203.30 feet; thence 27°32'30" left run 158.77 feet; thence 97°52'20" right run 121.01 feet; thence 25°40'30" left run 44.28 feet; thence 25°03'30" left run 39.30 feet; thence 39°33' left run 69.54 feet; thence 45°16'45" left run 37.53 feet; thence 18°55'10" right run 80.27 feet; thence 28°31'40" right run 53.49 feet thence 21°40'30" right run 84.60 feet; thence 44°26'30" right run 67.80 feet; thence 50°39' right run 81.60 feet; thence 12°28'40" right run 56.04 feet thence 16°44'15" right run 55.11 feet; thence 7°20'20" right run 60.30 feet thence 16°42'30" right run 61.52 feet thence 16°44'40" right run 93.66 feet thence 26°32'50" left run 92.14 feet; thence 15°05'35" right run 88.66 feet; thence 18°54' right run 196.84 feet; thence 16°04'30" right run 100.93 feet thence 36°22'50" right run 111.69 feet; thence 14°37'30" right run 29.64 feet; thence 61°14'30" left run 70.90 feet; thence 79°13'30" left run 36.73 feet; thence 86°49'25"

right run 441.21 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the said property unto the said grantee, and to its successors and assigns, forever, subject, however, to any and all rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States Code;

IN WITNESS WHEREOF, Charles R. Johanson, III, as auctioneer, has hereunto set his hand and seal on this the 5th day of May, 2003.

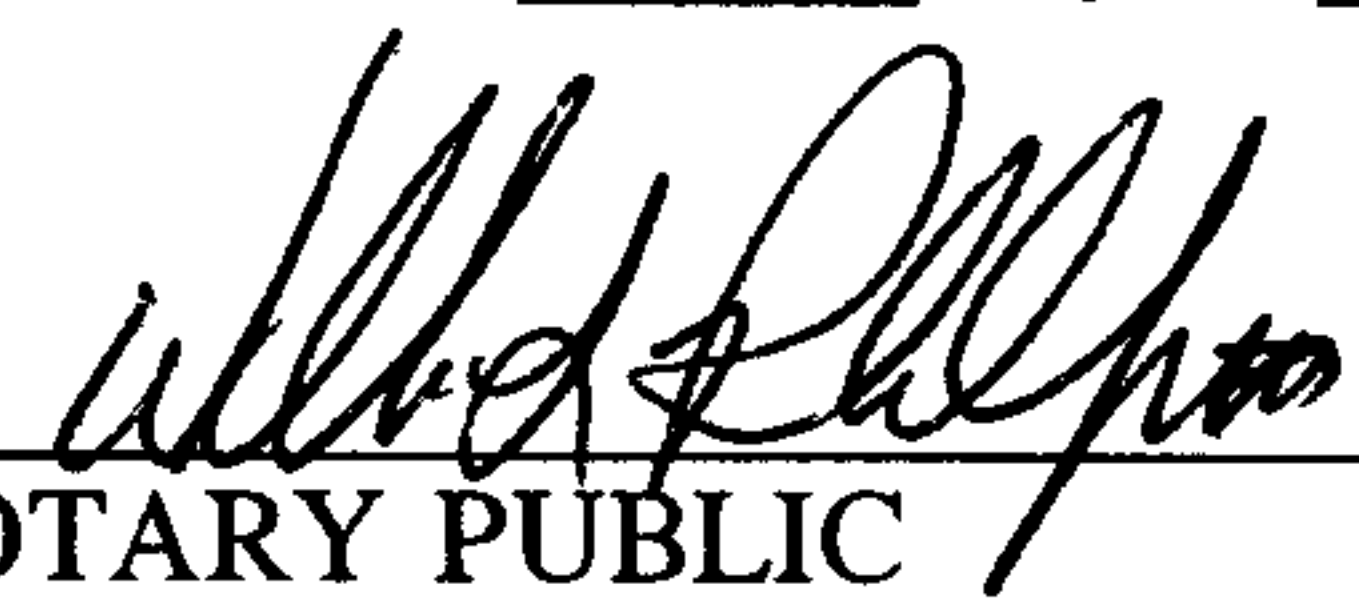


Charles R. Johanson, III, Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles R. Johanson, III, whose name as Auctioneer, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of May, 2003.



NOTARY PUBLIC
My Commission Expires: 10/10/2005

THIS INSTRUMENT PREPARED BY:
Charles R. Johanson, III
ENGEL, HAIRSTON & JOHANSON, P.C.
P.O. Box 370027
Birmingham, AL 35237
205/328-4600

GRANTEE'S ADDRESS:
AmSouth Bank
2050 Parkway Office Circle
Hoover, Alabama 35244