

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Jerry R. Acton
17145604

KNOW ALL MEN BY THESE PRESENTS: That Jerry R. Acton and wife, Jeanne R. Acton did, on to-wit, the September 11, 1987, execute a mortgage to Altus Bank, a Federal Savings Bank, which mortgage is recorded in Book 152, Page 186; said mortgage duly transferred and assigned to SouthTrust Mortgage Corporation by instrument recorded in Book 203, Page 875; further assigned to Mortgage Electronic Registration Systems, Inc., by instrument recorded in Instrument #2000-44890 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 May 28, June 4, 11, 2003; and

WHEREAS, on the June 18, 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 CONTRACTING SPECIALIST, INC., in the amount of Fifty-Eight Thousand One Hundred Forty-Two Exactly (\$58,142.00), and said property was thereupon sold to the said CONTRACTING SPECIALIST, 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 Fifty-Eight Thousand One Hundred Forty-Two Exactly (\$58,142.00), cash, the said Jerry R. Acton and wife, Jeanne R. Acton, acting by and through the said Mortgage Electronic Registration Systems, Inc., by JOE CLARK, 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 JOE CLARK, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JOE CLARK, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto CONTRACTING SPECIALIST, INC. , the following described real estate situated in Shelby County, Alabama, to-wit:


Begin at the Southwest corner of the Southwest 1/4 of Southwest 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, thence North along the West line of said Section 203.18 feet to a point, thence 54 degrees 0 minutes right 572.07 feet to a point on the West right of Way line of Chancellor Ferry Road, thence 97 degrees, 25 minutes right and Southeasterly along said right of way line 603.29 feet to a point, thence 117 degrees 55 minutes right and Westerly along South line of said Section 751.40 feet to a point of beginning.

TO HAVE AND TO HOLD the above described property unto CONTRACTING SPECIALIST, INC. , forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, 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 JOE CLARK, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said JOE CLARK, has executed this instrument in his capacity as such auctioneer on this the June 18, 2003.

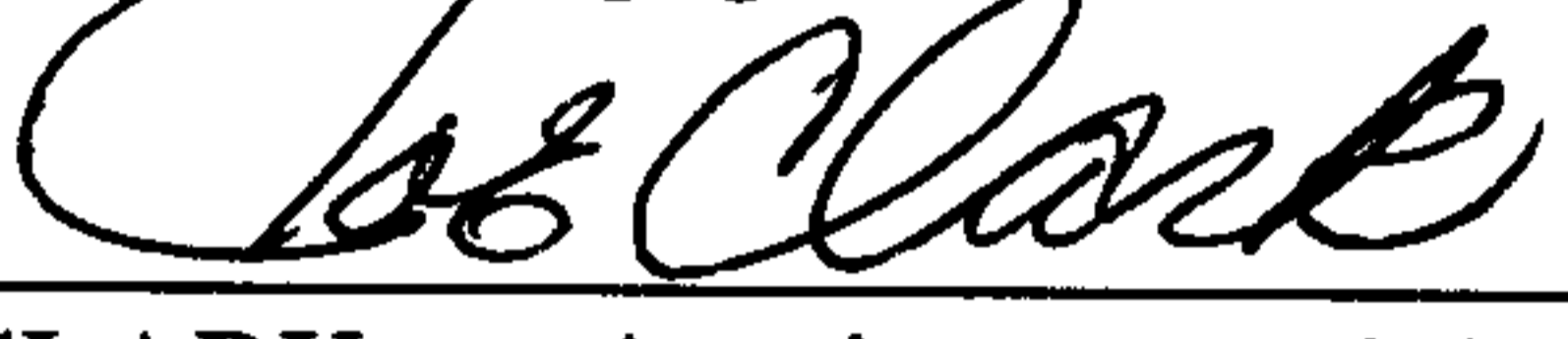
Jerry R. Acton and wife, Jeanne R. Acton
Mortgagors

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

By 
JOE CLARK, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

By Mortgage Electronic Registration Systems, Inc.
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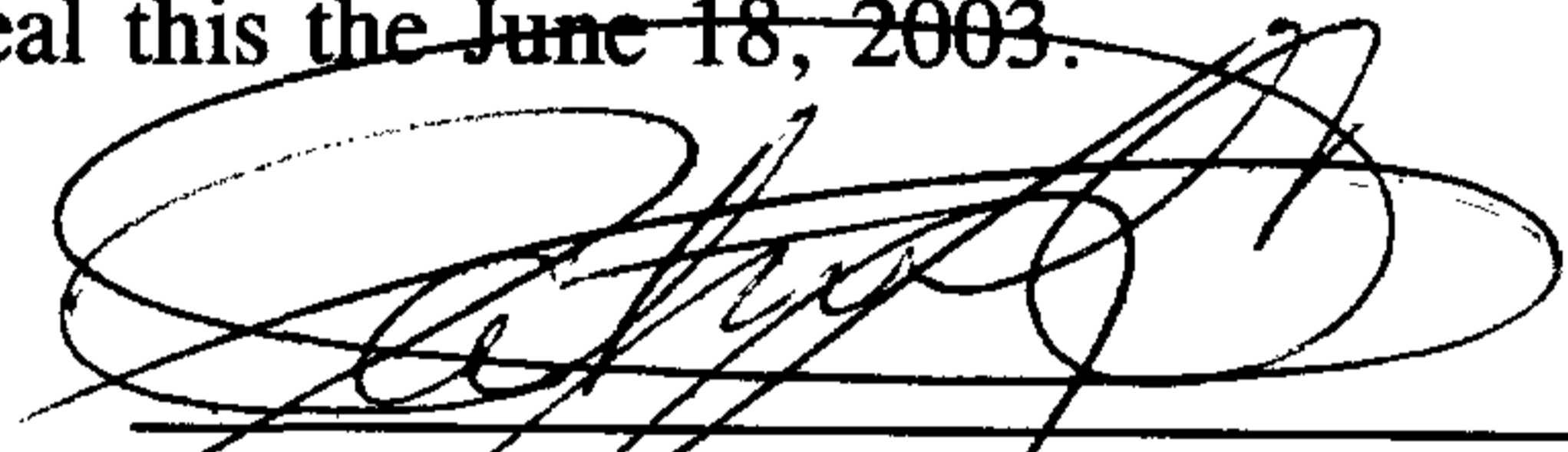
By 
JOE CLARK, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JOE CLARK, 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 the ~~June 18~~, 2003.

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


NOTARY PUBLIC

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North Suite 500
Birmingham, Alabama 35203
03-0954