

STATE OF ALABAMA)

Doris Lovejoy

COUNTY OF SHELBY)

THIS FORECLOSURE DEED made this 30th day of September, 2003, between DORIS LOVEJOY, an unmarried person, Party of the First Part, and COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK, SUCCESSOR TO COMMERCIAL FEDERAL MORTGAGE CORPORATION, Party of the Second Part;

W I T N E S S E T H:

WHEREAS, the said DORIS LOVEJOY, an unmarried person, heretofore executed to RESERVE MORTGAGE INVESTMENTS, LLC, herein called the Mortgagee, a certain mortgage dated April 19, 1999, and recorded in Instrument No. 1999-17345, Probate Records of Shelby County, Alabama, which conveyed the hereinafter described property to secure the indebtedness evidenced by a note, payable in installments, therein described; and

WHEREAS, the Mortgagee has granted, bargained, sold, conveyed and assigned the said mortgage and the indebtedness thereby secured and the property therein described to the Party of the Second Part, by assignment dated May 4, 1999, and recorded in Instrument No. 1999-25103, Probate Records of Shelby County, Alabama, and the Party of the Second Part was owner thereof at the time of the sale hereinafter mentioned; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and the Party of the Second Part thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 13th day of August, 2003, and the 20th day of August, 2003, and the 27th

day of August, 2003, that it would sell the hereinafter described property before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 30th day of September, 2003; and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and Party of the Second Part became the purchaser of the hereinafter described property at and for the sum of \$70,524.07 cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part;

NOW THEREFORE, IN consideration of the premises the Parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK, SUCCESSOR TO COMMERCIAL FEDERAL MORTGAGE CORPORATION, the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land in the NW ¼ of the NW ¼ of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the SW corner of the NW ¼ of the NW ¼ of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama and run thence Northerly along the West line of said ¼-¼ a distance of 637.24 feet to a point; thence turn an angle of 79 degrees 23' 47" to the right and run East-Northeasterly 37.97 feet to a point on the East Margin of West Highland Street in Vincent, Alabama; thence turn 97 degrees 55' 00" right and run southerly along said margin of said street 72.10 feet to a steel pin corner and the point of beginning of the property being described; thence turn an angle of 89 degrees 00' 00" left and run easterly 158.46 feet to a steel pin corner on the northwesterly margin of U.S. Highway 231 in a curve to the right; thence turn 131 degrees 37' 08" right to a chord and run southwesterly along the chord of said curve a chord distance of 296.69 feet to a corner marking the intersection of the northwesterly right of way of said Highway 231 and the easterly right of way of West Highland Street; thence turn 148 degrees 15' 07" right chord to chord and run northeasterly along the chord of said West Highland Street a chord distance of 225.13 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK, SUCCESSOR TO COMMERCIAL FEDERAL MORTGAGE CORPORATION, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK, SUCCESSOR TO COMMERCIAL FEDERAL MORTGAGE CORPORATION, under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said DORIS LOVEJOY, an unmarried woman, and COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK, SUCCESSOR TO

COMMERCIAL FEDERAL MORTGAGE CORPORATION, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

BY: _____

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR. whose name as attorney-in-fact and auctioneer for DORIS LOVEJOY, an unmarried woman, and COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK, SUCCESSOR TO COMMERCIAL FEDERAL MORTGAGE CORPORATION, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 30th day of September, 2003.

Aune L. Marshall

Notary Public

My Commission Expires: 3/13/2007

THIS INSTRUMENT PREPARED BY:

ARTHUR M. STEPHENS

STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.

P.O. BOX 307

HUNTSVILLE, AL 35804

Grantee's Address:

Commercial Federal Bank

10845 Harney Street

Omaha, NE 68154