

This instrument was prepared by:  
Harold H. Goings  
Spain & Gillon, LLC  
2117 2nd Avenue North  
Birmingham, AL 35203

STATE OF ALABAMA )

**MORTGAGE FORECLOSURE DEED**

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: the 6<sup>th</sup> day of May, 1999, Ronnie Washington and Katherine S. Washington, husband and wife, executed a certain mortgage on the property hereinafter described to Synovus Mortgage Corporation as recorded in Instrument #1999/20026 in the Probate Office of Shelby County, Alabama.

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Synovus Mortgage Corporation did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of January 7, January 14 and January 21, 2004; and

WHEREAS, on the 6<sup>th</sup> day of February, 2004, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Synovus Mortgage Corporation did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Harold H. Goings was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Synovus Mortgage Corporation; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Synovus Mortgage Corporation in the amount of Thirty-Eight Thousand Eight Hundred Sixty-Three and no/100 Dollars (\$38,863.00), which sum of money Synovus Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, the said Synovus Mortgage Corporation by and through Harold H. Goings as Auctioneer conducting said sale and as attorney in fact for Synovus Mortgage Corporation and the said Harold H. Goings as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Synovus Mortgage Corporation the following described property situated in Shelby County, Alabama, to-wit:

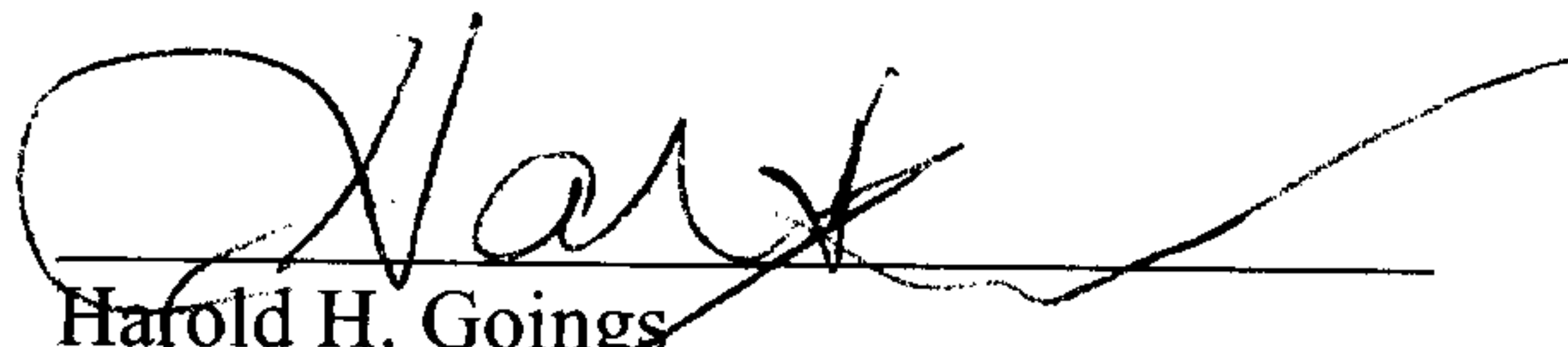
Begin at the SE corner of the NE 1/4 of Section 1, Township 22 South, Range 1 West, thence run North along the East line of this said section a distance of 160 feet to a starting point, thence continue along this East line of said section for a distance of 160 feet, thence turn an angle of 92 degrees 54' to the left and parallel to the South line of said section and run a distance of 269.51 feet to the Northeast corner of the plot of land conveyed to Jerry Madison and wife Solione Madison, thence South along the East line of the Jerry Madison and wife Solione Madison plot of land for a distance of 160 feet,

thence East along the North line of the plot of land conveyed to Curtis Washington and Lucile Washington a distance of 269.57 feet to the point of beginning.

Situated in the S ½ of the NE 1/4 of Section 1, Township 22 South, Rang 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Synovus Mortgage Corporation subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

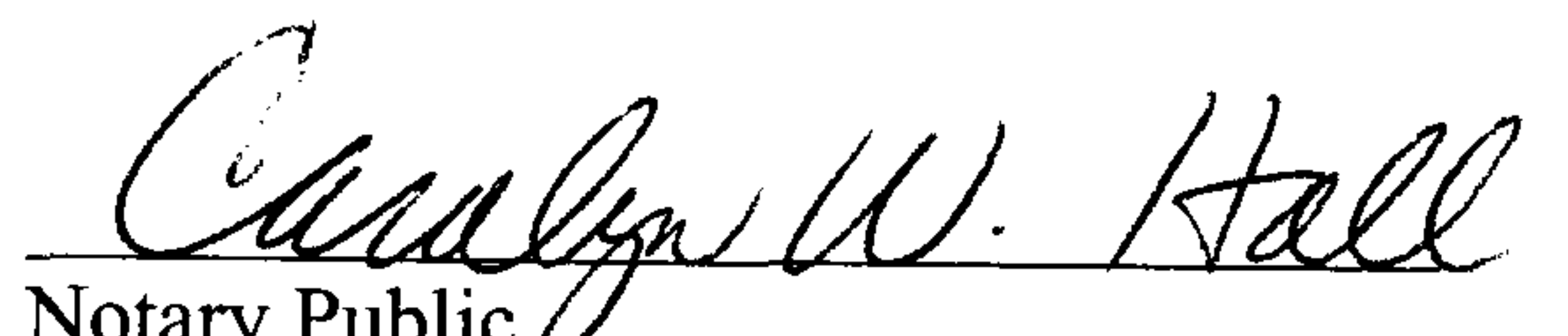
IN WITNESS WHEREOF, Synovus Mortgage Corporation has caused this instrument to be executed by and through Harold H. Goings as Auctioneer conducting said sale, and as Attorney in Fact, and Harold H. Goings, as Auctioneer conducting said sale has hereto set his hand and seal on this the 6<sup>th</sup> day of February, 2004.

  
Harold H. Goings  
as Auctioneer and Attorney in Fact

STATE OF ALABAMA )  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Harold H. Goings whose name as Auctioneer and Attorney in Fact for Synovus 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, in his capacity as said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of February, 2004.

  
Notary Public  
My Commission Expires: February 5, 2007

Grantor's Address:  
800 Shades Creek Parkway  
Suite 375  
Birmingham, AL 35209