

THIS INSTRUMENT WAS PREPARED BY:

Scott J. Humphrey, Esq.
3829 Lorna Road, Suite 312
Hoover, Alabama 35244

SEND TAX NOTICES TO:

Homecomings Financial Network, Inc.
c/o Fidelity National Foreclosure & Bankruptcy Solutions
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on November 19, 1999, James L. Sullivan and spouse, Cynthia L. Sullivan, executed a certain mortgage on the property hereinafter described to First Mortgage Securities, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 1999/50294, and was subsequently transferred and assigned to HomeComings Financial Network, Inc. by instrument recorded in Instrument No. 2003/803510, aforesaid records; and

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 Shelby County Courthouse door in the City of Columbiana, 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said HomeComings Financial Network, 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 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 December 17, December 24, and December 31, 2003; and

WHEREAS, on January 8, 2004, 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 and properly conducted, and HomeComings Financial Network, Inc. did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Scott J. Humphrey was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said HomeComings Financial Network, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of HomeComings Financial Network, Inc., in the amount of Thirty-seven Thousand One Hundred and No/100 Dollars (\$37,100.00), which sum of money HomeComings Financial Network, Inc. offered to credit on the indebtedness secured by said mortgage, and the said HomeComings Financial Network, Inc., by and through Scott J. Humphrey, as Auctioneer conducting said sale and as Attorney-in-Fact for HomeComings Financial Network, Inc., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said HomeComings Financial Network, Inc., the following described property situated in Shelby County, Alabama, to-wit:

Commencing at the NW corner of Section 27, Township 22, South, Range 3 West, and run East 940.34 feet; thence Southwest 210.27 feet to the point of beginning; thence West 210 feet; thence South 210 feet; thence East 210 feet; thence North 210 feet to the point of beginning, all located in Section 27, Township 22 South, Range 3 West, County of Shelby, Alabama.


TO HAVE AND TO HOLD the above described property to HomeComings Financial Network, Inc. and its successors and assigns; 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, James L. Sullivan, Cynthia L. Sullivan and HomeComings Financial Network, Inc., have caused this instrument to be executed by and through Scott J. Humphrey, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Scott J. Humphrey, as Auctioneer conducting said sale, has hereto set his hand and seal on this the 8th day of January, 2004.

JAMES L. SULLIVAN and CYNTHIA L. SULLIVAN

By: 
SCOTT J. HUMPHREY, Attorney-in-Fact

HOMECOMINGS FINANCIAL NETWORK, INC.

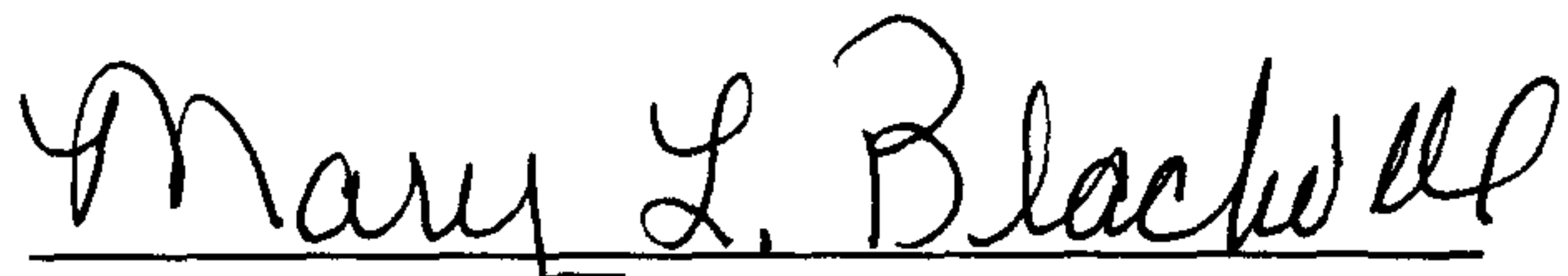
By: 
SCOTT J. HUMPHREY, The person acting as
Auctioneer and conducting the sale
as its Attorney-in-Fact


SCOTT J. HUMPHREY, As the Auctioneer and
person making said sale

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Scott J. Humphrey, whose name as Attorney-in-Fact for James L. Sullivan and Cynthia L. Sullivan; whose name as Attorney-in-Fact and agent for Homecomings Financial Network, Inc.; and whose name as Auctioneer and person making said sale, 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 said conveyance, he, in his capacity as such Attorney-in-Fact and agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this the 8th day of January, 2004.



Notary Public in and for the State of Alabama,
at Large

My Commission Expires:

MY COMMISSION EXPIRES

10/26/2006