


MORTGAGE FORECLOSURE DEED


20040220000089490 Pg 1/2 111.00
Shelby Cnty Judge of Probate, AL
02/20/2004 14:53:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

C. Glenn Hitt
15272292

KNOW ALL MEN BY THESE PRESENTS: That C. Glenn Hitt, a single man did, on to-wit, the March 15, 1996, execute a mortgage to BancBoston Mortgage Corporation, which mortgage is recorded in Instrument # 1996-09259 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 Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. f/k/a BancBoston Mortgage Corporation 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 January 28, February 4, 11, 2004; and

WHEREAS, on the February 18, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:53 o'clock a.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. f/k/a BancBoston Mortgage Corporation 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 SHELBY RESOURCES, INC., in the amount of Ninety-Six Thousand Seven Hundred Seventy-Five Dollars and No Cents (\$96,775.00), and said property was thereupon sold to the said SHELBY RESOURCES, 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 Ninety-Six Thousand Seven Hundred Seventy-Five Dollars and No Cents (\$96,775.00), cash, the said C. Glenn Hitt, a single man, acting by and through the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. f/k/a BancBoston Mortgage Corporation, by JIM McLEAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. f/k/a BancBoston Mortgage Corporation, by JIM McLEAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JIM McLEAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto SHELBY RESOURCES, INC., the following described real estate situated in County, Alabama, to-wit:

Lot 1, in Block 1, according to the Survey of Cedar Bend, Phase I, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

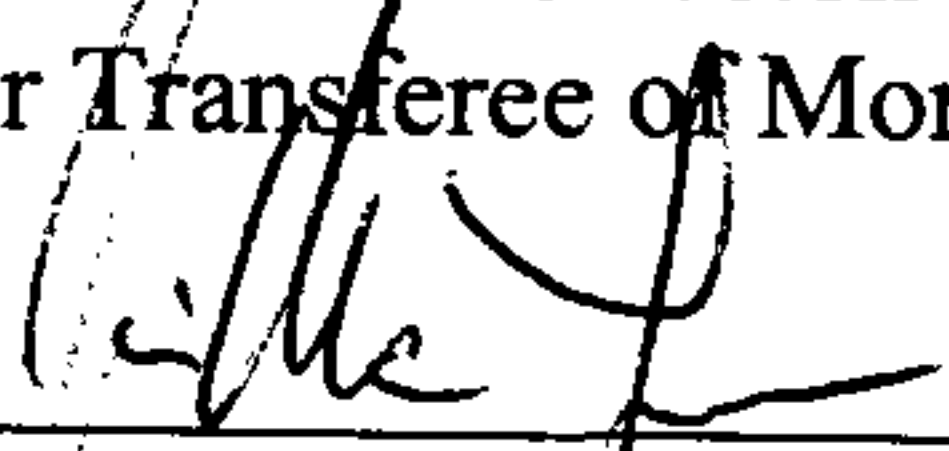
TO HAVE AND TO HOLD the above described property unto SHELBY RESOURCES, INC., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, 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 Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. f/k/a BancBoston Mortgage Corporation, has caused this instrument to be executed by JIM McLEAN, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said JIM McLEAN, has executed this instrument in his capacity as such auctioneer on this the February 18, 2004.

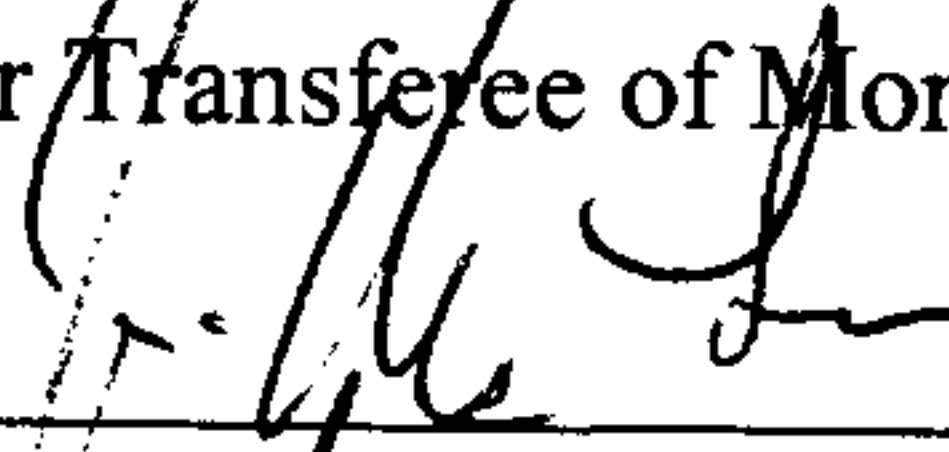
C. Glenn Hitt, a single man
Mortgagors

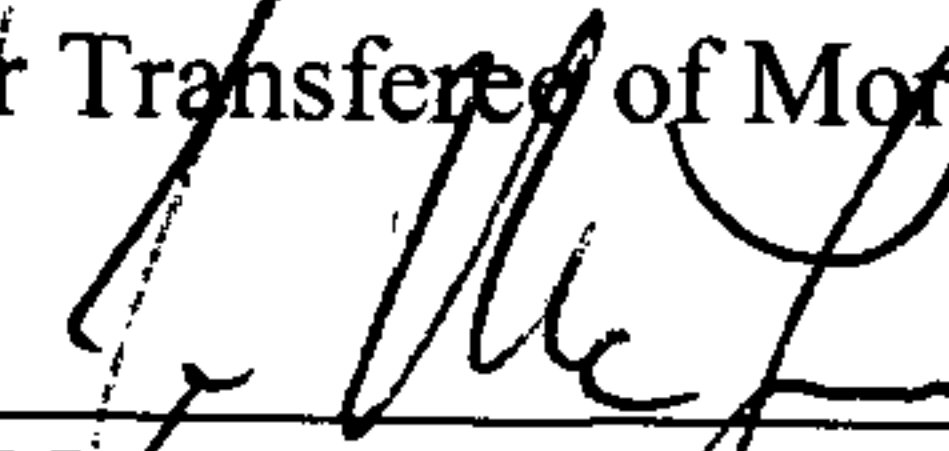
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Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. f/k/a BancBoston Mortgage Corporation
Mortgagee or Transferee of Mortgagee

By 
JIM McLEAN, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. f/k/a BancBoston Mortgage Corporation
Mortgagee or Transferee of Mortgagee

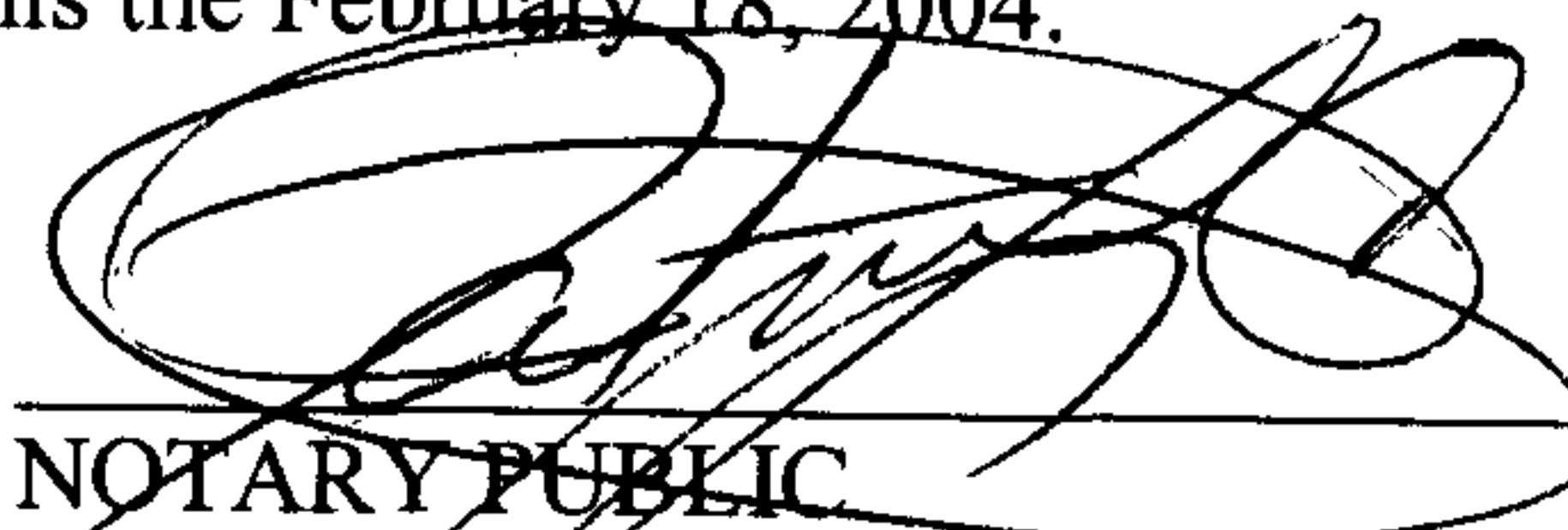
By 
JIM McLEAN, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By 
JIM McLEAN, 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 JIM McLEAN, 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 February 18, 2004.


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

MY COMMISSION EXPIRES:

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203
03-2307

GRANTEE'S ADDRESS
WASHINGTON MUTUAL BANK FA
8120 Nations Way
Building 100
Jacksonville, Florida 32256