

FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: March 27, 2001
Debborah Garrison, single
executed a certain mortgage on the property hereinafter described to Jim Walter Homes, Inc.

which said mortgage is recorded in Book 2001-24756, Page XXXXXXXXXXXX, in the Probate Office of Shelby
County, Alabama; 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 courthouse door of said County, giving notice
of the time, place, and terms of said sale in some newspaper published in said County, by publication once a week for 3 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 assignee 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 February 18, 2004; February 25, 2004; March 3, 2004
and,

WHEREAS, on March 18, 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 Walter Mortgage Company, a
corporation, did offer for sale and sell at public out-cry in front of the door of the courthouse in Shelby
County, Alabama, the property hereinafter described; and,

WHEREAS, William J. Brower was the Auctioneer who conducted said foreclosure sale and was the person conducting said
sale for Walter Mortgage Company, and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Walter Mortgage
Company, in the amount of, Seventy one thousand one hundred seventy four & 75/100-----
Dollars, which sum of money Walter Mortgage Company, offered to credit on the indebtedness secured by said mortgage and said
property was thereupon sold to Walter Mortgage Company;

NOW THEREFORE, in consideration of the premises and of a credit in the amount of \$ 71,174.75
on the indebtedness secured by said mortgage, the said Walter Mortgage Company, by and through William J. Brower as Auctioneer
conducting said sale and as attorney in fact for Walter Mortgage Company and the said William J. Brower as Auctioneer conducting
said sale, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Walter Mortgage Company, the following described
property situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE WEST ONE HALF (W ¼) OF SECTION 27, TOWNSHIP 22
SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE S 89 DEG 30' 59" E ALONG THE
NORTH LINE OF SAID HALF QUARTER-QUARTER A DISTANCE OF 725.00 FEET TO A POINT; THENCE RUN S 15
DEG 29' 01" W A DISTANCE OF 439.10 FEET TO A FOUND OLD IRON CORNER AND THE POINT OF BEGINNING OF
THE PROPERTY BEING DESCRIBED; THENCE RUN S 89 DEG 31' 01" W A DISTANCE OF 133.56 FEET TO A FOUND
OLD IRON CORNER ON THE EAST MARGIN OF JONES ROAD; THENCE RUN N 22 DEG 22' 57" E CROSSING JONES
ROAD A DISTANCE OF 243.81 FEET TO A FOUND REBAR CORNER ON THE SAME SAID EAST MARGIN OF SAME
SAID JONES ROAD; THENCE RUN S 10 DEG 17' 18" E A DISTANCE OF 227.98 FEET TO THE POINT OF BEGINNING,
CONTAINING 15,002 SQUARE FEET, MORE OR LESS.

TO HAVE AND TO HOLD THE above described property unto Walter Mortgage Company, P.O. Box 31601, Tampa, Florida, 33631, its heirs and assigns forever, 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 Walter Mortgage Company, has caused this instrument to be executed by and through **William J. Brower** as Auctioneer conducting this said sale, and as attorney in fact, and **William J. Brower** as Auctioneer conducting said sale has hereto set his hand and seal on this the 18th day of March, 2004.

By

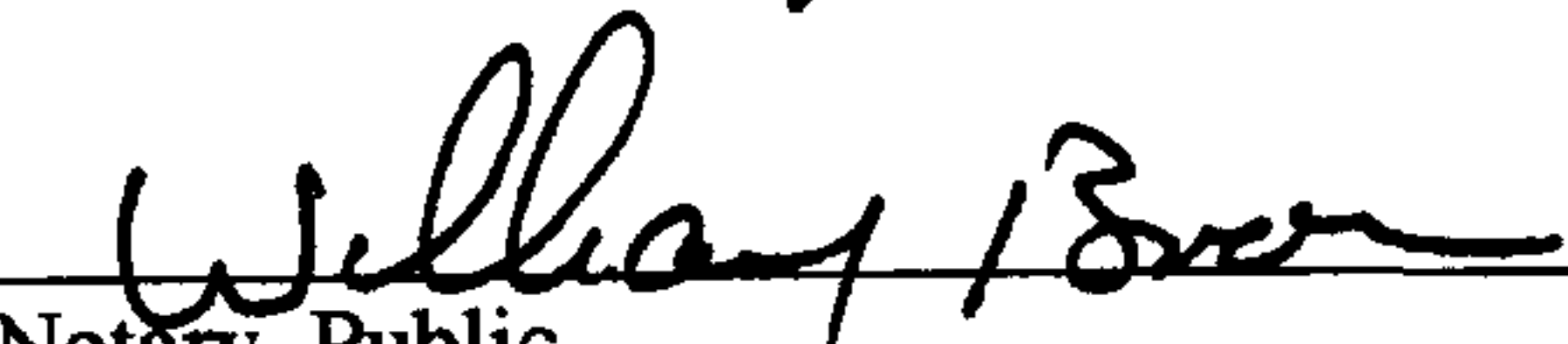
Acting for William J. Brower, as, Auctioneer and Attorney in Fact

Acting for William J. Brower, as, Auctioneer conducting said sale

20040409000184190 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
04/09/2004 10:21:00 FILED/CERTIFIED

STATE OF ALABAMA
 **COUNTY**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that whose name as Auctioneer and Attorney in Fact for Walter Mortgage Company, 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 on this the 7th day of April, 2004

Notary Public
My commission expires 3-28-06

RETURN TO:

William J. Brower, Attorney
P.O. Box 130249
Birmingham, AL 35213