

MORTGAGE FORECLOSURE DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**


20040810000448770 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
08/10/2004 12:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That, Stanley Lynn Green and wife Karen Green, did, on to-wit: May 27, 1994, execute a mortgage to Lowell Rocks and Irene Rocks, and, which mortgage is recorded in Instrument #1994-31773, in the Office of the Judge of Probate of Shelby County, Alabama, Columbiana division; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Irene Rocks declared 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 Shelby County Reporter, a newspaper of general circulation published in the city of Columbiana, Shelby County, Alabama, in its issues of July 7, 2004, July 14, 2004, and July 21, 2004; and

WHEREAS, on July 28, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Gerald Freeman, as auctioneer, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, 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 the said Irene Rocks, in the amount of Six Thousand Six Hundred Ninety Three and 34/100s dollars (\$6,693.34), which sum the said Irene Rocks offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Irene Rocks; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the mortgagee or auctioneer or any person conducting said sale for the mortgagee to execute to the purchaser of the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of a credit of Six Thousand Six Hundred Ninety Three and 34/100s dollars (\$6,693.34), on the indebtedness secured by said mortgage, the said Irene Rocks, acting by and through the said Gerald Freeman, as said auctioneer and the person conducting the said sale for the mortgagee or transferee of mortgagee, does hereby grant, bargain, sell and convey unto Irene Rocks the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE 1/4 of SW 1/4 of Section 5, Township 18 South, Range 2 East; thence run West along the South line of said 1/4-1/4 Section a distance of 532.45 feet, to the point of beginning; thence continue West along the South line of said 1/4-1/4 Section a distance of 392.74 feet, to the Southeast right of way line of the Columbiana-Eden Highway; thence turn an angle of 125 degrees 25 minutes to the right and run along said right of way a distance of 309.87 feet; thence run along said right of way line and the arc of a curve (whose Delta angle is 38 degrees 31 minutes to the right; Tangent distance of 64.49; radius is 184.50 feet; length of curve is 124.05) a distance of 124.05 feet; thence continue along said right of way line a distance of 20.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 341.82 feet to the subject point of beginning. Situated in the SE 1/4 of the SW 1/4 of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD the above described property unto Irene Rocks, forever, 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.

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TO IRENE ROCKS
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IN WITNESS WHEREOF, the said Irene Rocks, has caused this instrument to be executed by Gerald Freeman, as auctioneer and the person conducting said sale for the mortgagee, and in witness whereof of the said Gerald Freeman, as auctioneer, has executed this instrument in his capacity as such auctioneer on this the 4th day of August, 2004.

Irene Rocks, Mortgagee

BY: _____

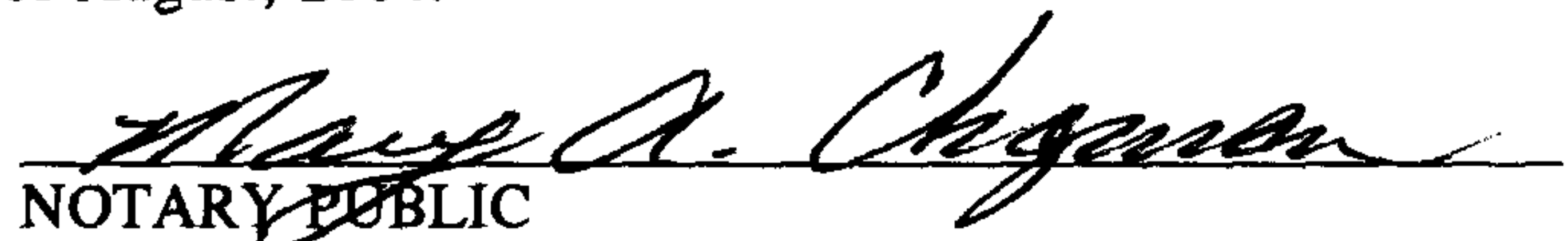
Gerald Freeman, as auctioneer and the person conducting

said sale for the Mortgagee

STATE OF ALABAMA)
ST. CLAIR COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Gerald Freeman, whose name as auctioneer and the person conducting said sale for the 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, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of August, 2004.


NOTARY PUBLIC