

THIS INSTRUMENT PREPARED BY:

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**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA     )  
  )  
SHELBY COUNTY         )

**KNOW ALL PERSONS BY THESE PRESENTS:**

Nations Properties, LLC ("Nations") executed a mortgage to Wachovia SBA Lending, Inc., f/k/a The Money Store Investment Corporation ("Wachovia") recorded in the Office of the Judge of Probate of Shelby County, Alabama (the "Recording Office") on November 27, 2001 as Instrument Number 2001-51211 (the "Mortgage").

Nations defaulted in the payment of the indebtedness secured by the Mortgage and Wachovia then declared all of the indebtedness secured by the Mortgage due and payable, and, in accordance with applicable law, gave due and proper notice of the foreclosure of the Mortgage by publication in the *Shelby County Reporter*, a newspaper of general circulation published in Shelby County, Alabama in its issues of October 6, 2004, October 13, 2004, and October 20, 2004.

On October 27, 2004 during the legal hours of sale, the day and time on which the foreclosure sale was due to be held under the terms of said notice, Wachovia duly and properly conducted the foreclosure sale and offered for sale and sold at public outcry, at the main entrance of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described (the "Property").

No cash bids were obtained for the Property at the aforementioned foreclosure sale.

Wachovia bid a credit of Four Hundred Twenty Thousand and <sup>no</sup>/<sub>100ths</sub> DOLLARS (\$ 420,000 ) on the indebtedness secured by the Mortgage and the Property was sold to Wachovia.

**THEREFORE**, in consideration of the premises and of a credit of Four Hundred Twenty Thousand and <sup>no</sup>/<sub>100ths</sub> DOLLARS (\$ 420,000 ) on the indebtedness secured by the Mortgage, Nations, acting by and through Glenn E. Glover, as the auctioneer and the person conducting the foreclosure sale for Wachovia and Wachovia, by Glenn E. Glover, as the auctioneer and the person conducting the foreclosure sale for Wachovia, do hereby transfer and convey unto Wachovia, subject to any unpaid real property ad valorem taxes or any liens for unpaid real property ad valorem taxes, the following described real estate:

**A parcel of land located in the NE ¼ of the SW ¼ of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the NW ¼ of the SE ¼ of said Section 28, Township 19 South, Range 1 East, and run in a westerly direction 976.40 feet along the North line of said ¼-¼ section to a point on the South right of way line of U.S. Highway #280; thence turn an angle of 6 degrees 06 minutes left and run in a westerly direction along the South right of way line of said highway for a distance of 858.99 feet to the point of beginning of the parcel herein described; thence turn an angle of 83 degrees 51 minutes left and run in a Southerly direction 574.13 feet; thence turn an angle of 90 degrees 07 minutes left and run in an Easterly direction for a distance of 200.00 feet; thence turn an angle of 89 degrees 53 minutes left and run in a northerly direction for a distance of 595.27 feet to a point on the South right of way line of said U.S. Highway #280; thence turn an angle of 96 degrees 09 minutes left and run in westerly**



direction along said South right of way line for 201.16 feet to  
the point of beginning.

**TO HAVE AND TO HOLD** the Property unto Wachovia, forever.

**IN WITNESS WHEREOF**, Wachovia has caused this instrument to be executed by  
Glenn E. Glover, as the auctioneer and the person conducting the foreclosure sale for Wachovia  
and in witness whereof Glenn E. Glover has executed this instrument in his capacity as such  
auctioneer on this 27th day of October 2004.

**NATIONS PROPERTIES, LLC**

**By: WACHOVIA SBA LENDING, INC.,  
F/K/A THE MONEY STORE INVESTMENT  
CORPORATION, HOLDER OF THE  
MORTGAGE**

By: Glenn E. Glover / Glenn E. Glover  
as auctioneer and the person conducting the  
foreclosure sale for Wachovia SBA Lending, Inc.  
f/k/a The Money Store Investment Corporation,  
Holder of the Mortgage

**WACHOVIA SBA LENDING, INC., F/K/A  
THE MONEY STORE INVESTMENT  
CORPORATION, HOLDER OF THE  
MORTGAGE**

By: Glenn E. Glover / Glenn E. Glover  
as auctioneer and the person conducting the  
foreclosure sale for Wachovia SBA Lending, Inc.,  
f/k/a The Money Store Investment Corporation,  
Holder of the Mortgage

Glenn E. Glover / Glenn E. Glover  
as auctioneer and the person conducting the  
foreclosure sale for Wachovia SBA Lending, Inc.,  
f/k/a The Money Store Investment Corporation,  
Holder of the Mortgage

**STATE OF ALABAMA )**

**, Shelby COUNTY )**

I, the undersigned, a Notary Public in and for said State and County, hereby certify that  
Glenn E. Glover, whose name as auctioneer and the person conducting the foreclosure sale for  
Wachovia SBA Lending, Inc., f/k/a The Money Store Investment 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 this conveyance, he, in his capacity as such auctioneer, and with full  
authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of October 2004.

[ S E A L ]

**RETURN INSTRUMENT TO PREPARER**

Deborah L. Horton  
NOTARY PUBLIC  
DEBORAH L. HORTON  
NOTARY PUBLIC STATE AT LARGE  
COMMISSION EXPIRES  
My commission expires: MARCH 28, 2008