

INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

✓ STEPHEN P. LEARA, ESQ.  
WALLACE, JORDAN, RATLIFF  
& BRANDT, L.L.C.  
800 SHADES CREEK PARKWAY  
SUITE 400  
BIRMINGHAM, AL 35209

OLLIE W. MCCLUNG, JR.  
2912 RIVERWOOD LANE  
BIRMINGHAM, AL 35243

STATE OF ALABAMA     )  
SHELBY COUNTY         )

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore on October 1, 2003, Charles J. Tudisco as President of G-Sac., Inc. and Joe Dudley Brannum executed a Mortgage to Ollie W. McClung, Jr., on property hereinafter described, which said Mortgage is recorded in Instrument No.: 20031015000691260 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, by the terms of said Mortgage, default in the monthly payments due thereunder matured the entire indebtedness secured thereby, and thereupon Ollie W. McClung, Jr. empowered and authorized, after giving notice of the time, place and terms of sale once a week for three (3) consecutive weeks in some newspaper published in Shelby County, Alabama, to sell said property at public outcry to the highest bidder for cash from the front door of the County Courthouse for Shelby County, Alabama, at which sale Ollie W. McClung, Jr., was authorized to bid, and if the highest bidder therefor, to become the purchaser of the said property; and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, Ollie W. McClung, Jr. did declare all of the indebtedness secured by 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 of general circulation published in Shelby County, Alabama, in its issues of December 1, 8 and 15, 2004; and

WHEREAS, on December 20, 2004, the day on which the foreclosure was due to be held under the terms of said notice during the legal hours of sale, said foreclosure was duly conducted and Ollie W. McClung, Jr. did offer for sale and sell at public outcry in front of the main entrance of the Shelby County Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Stephen P. Leara was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for Ollie W. McClung, Jr.; and

WHEREAS, Ollie W. McClung, Jr. was the highest and best bidder for said property with its bid of Six Hundred Thousand and no/100(\$600,000.00) Dollars.

NOW, THEREFORE, in consideration of the premises and the sum of Six Hundred Thousand and no/100 (\$600,000.00) Dollars, Charles J. Tudisco as President of G-Sac., Inc. and Joe Dudley Brannum, by and through Ollie W. McClung, Jr., and by and through Stephen P. Leara as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Ollie W. McClung, Jr., the following described property situated in Shelby County, Alabama:

Lot 5A, according to a Resurvey of Lots 5, 6, 7 and 8 of Southpark, as recorded in Map Book 23, page 119 in the Probate Office of Shelby County, Alabama.

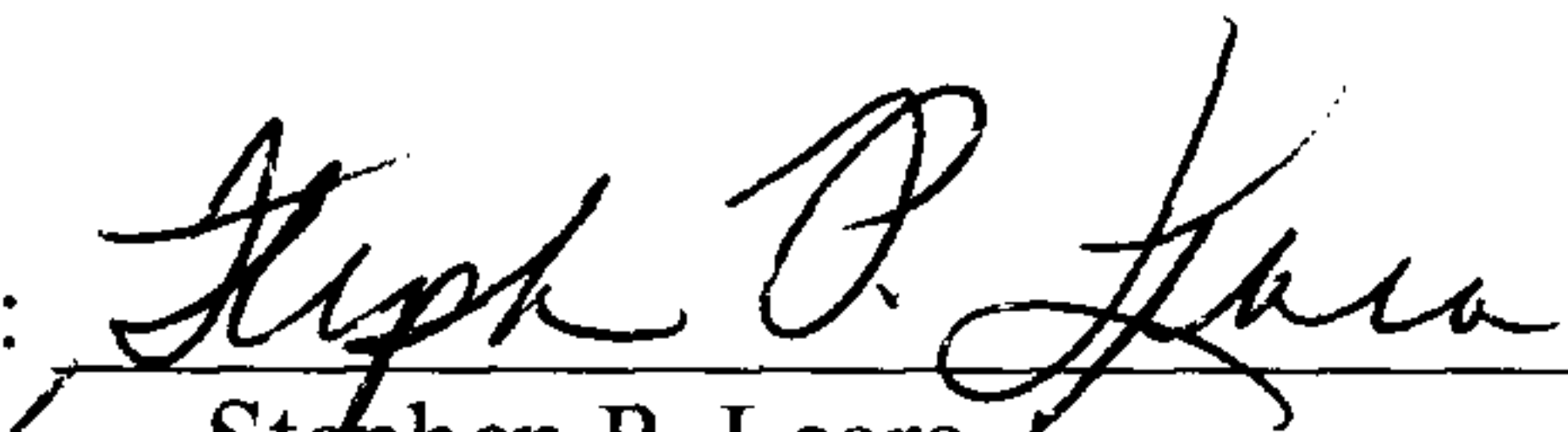
SUBJECT TO:

1. Ad valorem taxes for the year 2004 and taxes for all subsequent years.
2. All statutory rights of redemption from said foreclosure sale.
3. Any liens or encumbrances of record, if any.

TO HAVE AND TO HOLD the above-described property unto Ollie W. McClung, Jr., his heirs and assigns forever.

IN WITNESS WHEREOF, Charles J. Tudisco as President of G-Sac., Inc. and Joe Dudley Brannum have caused these presents to be executed by and through Ollie W. McClung, Jr., and by and through the undersigned auctioneer conducting said sale, both duly authorized on this the 20<sup>th</sup> day of December, 2004.

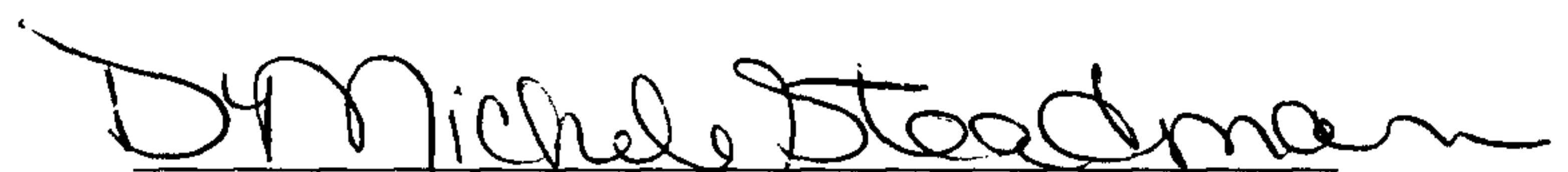
OLLIE W. MCCLUNG, JR.

By:   
Stephen P. Leara  
Auctioneer Conducting Sale

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in the aforesaid County in said State, hereby certify that Stephen P. Leara, whose name as Auctioneer for Ollie W. McClung, Jr. 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, as such Auctioneer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 20<sup>th</sup> day of December, 2004.



NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Jan 3, 2008  
BONDED THRU NOTARY PUBLIC UNDERWRITERS**