

This instrument was prepared by:
Harold H. Goings
Spain & Gillon, LLC
2117 2nd Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: the 11th day of November, 1996, Kenneth D. Spradlin, Sr., and Deana L. Spradlin, executed a certain mortgage on the property hereinafter described to Chase Manhattan Mortgage Corporation as recorded in Instrument #1996-37754 in the Probate Office of Shelby County, Alabama.

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 in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Chase Manhattan Mortgage Corporation 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 December 15, December 22 and December 29, 2004; and

WHEREAS, on the 12th day of January, 2005, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Chase Manhattan Mortgage Corporation did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and


WHEREAS, Robert Curry was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Chase Manhattan Mortgage Corporation ; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Chase Manhattan Mortgage Corporation in the amount of Sixty-Three Thousand Seven Hundred Fifty and no/100 Dollars (\$63,750.00), which sum of money Chase Manhattan Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, the said Chase Manhattan Mortgage Corporation by and through Robert Curry as Auctioneer conducting said sale and as attorney in fact for Chase Manhattan Mortgage Corporation and the said Robert Curry as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Chase Manhattan Mortgage Corporation the following described property situated in Shelby County, Alabama, to-wit:

Lot 24, according to the survey of Canterbury Estates, 1st Addition, as recorded in Map Book 16, page 67, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Chase Manhattan Mortgage Corporation 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, Chase Manhattan Mortgage Corporation has caused this instrument to be executed by and through Robert Curry as Auctioneer conducting said sale, and as Attorney in Fact, and Robert Curry, as Auctioneer conducting said sale has hereto set his hand and seal on this the 12th day of January, 2005.

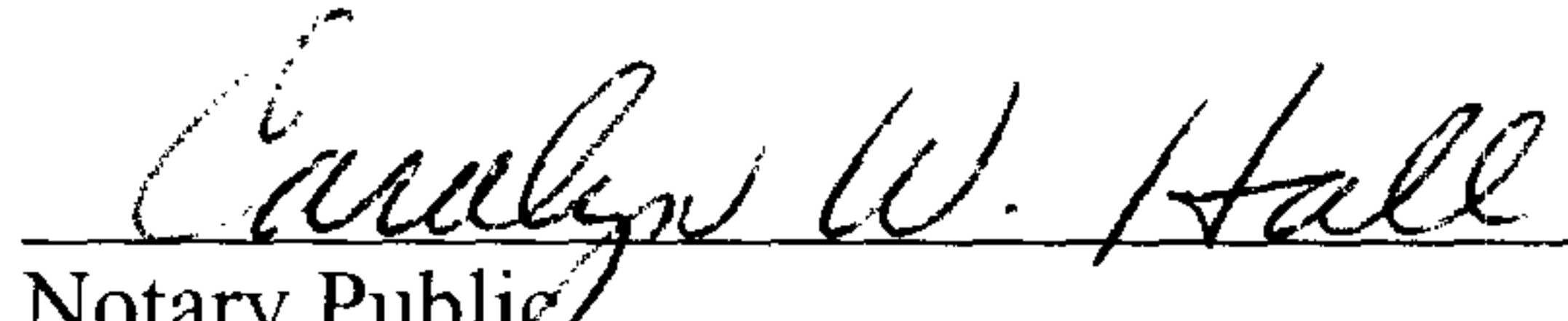


Robert Curry
as Auctioneer and Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Robert Curry whose name as Auctioneer and Attorney in Fact for Chase Manhattan Mortgage 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 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 this the 12th day of January, 2005.



Notary Public
My Commission Expires: February 5, 2007

Grantee's Address:
3415 Vision Drive
Columbus, OH 43219-6009