

When Recorded Return To:

Send Tax Notice To:

J Massey, Stotser & Nichols, P. C.
P O Box 94308
Birmingham, Alabama 35220-4308

Thomas E. Baddley, Jr., Receiver
Attorney at Law
2545 Highland Avenue, Suite 201
Birmingham, Alabama 35205

Loan Number: 133191
File Number: 133191

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, on: April 23, 1999, Scarlett Sabrina Sykes nka Sabrina Hughes, an unmarried woman, executed a certain mortgage to Mortgage Investors, Inc. said mortgage being recorded in Instrument NO. 1999/17212, in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Thomas E. Baddley, Jr., as Receiver for Community HomeBanc, Inc., successor in interest to Mortgage Investors, Inc. as transferee, did declare all of the indebtedness secured by the 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 in accordance with the terms thereof, by U. S. Mail and by publication in The Shelby County Reporter a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of January 26, 2005; February 2, 2005 and February 9, 2005.

WHEREAS, on February 23, 2005, 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 the said Thomas E. Baddley, Jr., as Receiver for Community HomeBanc, Inc., successor in interest to Mortgage Investors, Inc. as transferee, did offer for sale and sell at public outcry at the main entrance of the Courthouse, Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Thomas E. Baddley, Jr., as Receiver for Community

HomeBanc, Inc., successor in interest to Mortgage Investors, Inc. as transferee, in the amount of Eighteen Thousand Four Hundred Forty Five and 52/100 Dollars (\$18,445.52) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Thomas E. Baddley, Jr. as Receiver; and

WHEREAS, David W. Henderson, Attorney at Law, on behalf of Thomas E. Baddley, Jr., as Receiver as Mortgagee, conducted said sale on behalf of the said Thomas E. Baddley, Jr. as Receiver; and

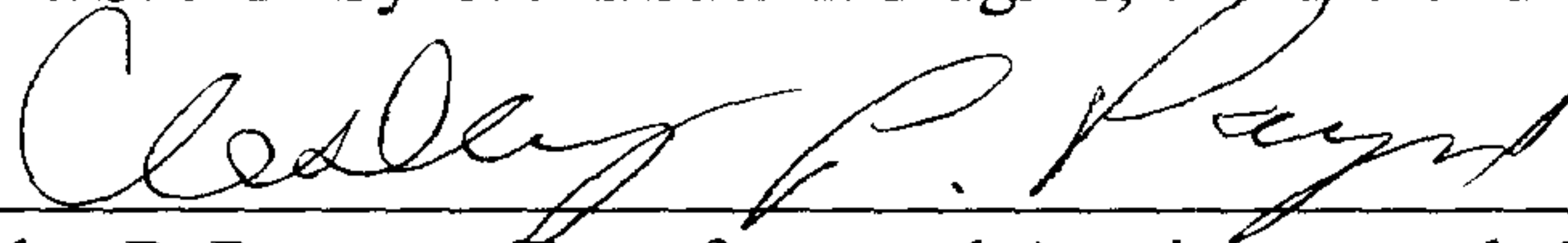
WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW THEREFORE, in consideration of the premises and the credit of Eighteen Thousand Four Hundred Forty Five and 52/100 Dollars (\$18,445.52), Scarlett Sabrina Sykes nka Sabrina Hughes, an unmarried woman Mortgagor, by and through the said Thomas E. Baddley, Jr., as Receiver for Community HomeBanc, Inc., successor in interest to Mortgage Investors, Inc., as transferee, do grant, bargain sell and convey unto the said Thomas E. Baddley, Jr., as Receiver for Community HomeBanc, Inc., successor in interest to Mortgage Investors, Inc. as transferee, the following described real property situated in Shelby County, Alabama, to-wit:

A tract of land located in the Southwest Quarter of the Northeast Quarter of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as commencing at the Southeast corner of the Southwest Quarter of the Northeast Quarter, said Section 35; thence South 88°56' West along the South line of said forty, 450.0 feet to the place of beginning; thence from the place of beginning and continuing South 88°56' West along the South line of said forty 210.0 feet; thence North 0°40' West and parallel to the East line of said forty 210.0 feet; thence North 88°56' East and parallel to the South line of said forty 210.0 feet; thence S 0°40' East and parallel to the East line of said forty 210.0 feet to the place of beginning.

TO HAVE AND TO HOLD, the above described property unto the said Thomas E. Baddley, Jr., as Receiver for Community HomeBanc, Inc., successor in interest to Mortgage Investors, Inc., its successors 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, the said Scarlett Sabrina Sykes nka Sabrina Hughes, an unmarried woman, as transferee, by Chesley P. Payne, as auctioneer conducting said sale cause these presents to be executed on February 23, 2005.

Scarlett Sabrina Sykes nka Sabrina Hughes, an unmarried woman
By: 
Chesley P. Payne as Transferee and Auctioneer on behalf of
Thomas E. Baddley, Jr., as Receiver for Community HomeBanc,
Inc., successor in interest to Mortgage Investors, Inc.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Chesley P. Payne, whose name as auctioneer for the said Thomas E. Baddley, Jr. as Receiver for Community HomeBanc, Inc., 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of February, 2005.

Conrad M. Payne
Notary Public
My Commission Expires: 7-29-06