MORTGAGE FORECLOSURE DEED

20050512000228000 1/2 \$96.00 Shelby Cnty Judge of Probate, AL 05/12/2005 08:36:52AM FILED/CERT

STATE OF ALABAMA	
COUNTY OF SHELRY	

Mark H. Filkins 8493102423

KNOW ALL MEN BY THESE PRESENTS: That Mark H. Filkins and Carolyn A. Filkins, husband and wife did, on to-wit, the October 13, 1993, execute a mortgage to SouthTrust Mortgage Corporation, which mortgage is recorded in Instrument # 1993-33168; said mortgage duly transferred and assigned to Mortgage Electronic Registration Systems, Inc. as recorded in Instrument # 2000-45147 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Mortgage Electronic Registration Systems, Inc. did declare 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 The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 6, 13, 20, 2005; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of FH PARTNERS, L.P., in the amount of Eighty-One Thousand Eight Hundred Twenty Dollars and No Cents (\$81,820.00), and said property was thereupon sold to the said FH PARTNERS, L.P., and

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

NOW, THEREFORE, in consideration of the premises and of Eighty-One Thousand Eight Hundred Twenty Dollars and No Cents (\$81,820.00), cash, the said Mark H. Filkins and Carolyn A. Filkins, husband and wife, acting by and through the said Mortgage Electronic Registration Systems, Inc., by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto FH PARTNERS, L.P., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Meadow Brook, 13th Sector, as recorded in Map Book 9, page 34, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto FH PARTNERS, L.P., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

Shelby County, AL 05/12/2005 State of Alabama

Deed Tax: \$82.00

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IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc., has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the May 4, 2005.

Mark H. Filkins and Carolyn A. Filkins, husband and wife Mortgagors

Mortgage Electronic Registration Systems, Inc.

Mortgagee or Transferee of Mortgagee

By My Man Helling Collins of the Col

MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Mortgage Electronic Registration Systems, Inc.

Mortgagee or Transferge of Mortgagee

By MICHAEL ATCHISON, as Anctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that MICHAEL ATCHISON, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of 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 or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the May 4, 2005.

JOT NOV DI IDI IC

MY COMMISSION EXPIRES:

10/10/08

Instrument prepared by: CHALICE E. TUCKER SHAPIRO & TUCKER, L.L.P. 2107 5th Avenue North, Suite 500 Birmingham, Alabama 35203 04-0797