THIS INSTRUMENT PREPARED BY:

20051027000559900 1/3 \$18.00 Shelby Cnty Judge of Probate, AL 10/27/2005 02:24:16PM FILED/CERT

Jerry C. Oldshue, Jr.
ROSEN, COOK, SLEDGE, DAVIS,
SHATTUCK & OLDSHUE, P.A.
2117 Jack Warner Parkway
Post Office Box 2727
Tuscaloosa, AL 35403
(205) 344-5000

STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas: On the 24th day of May, 2004, WENDY M. LAWLEY and husband, JIMMY LAWLEY, executed a certain mortgage on the property hereinafter described to 21ST MORTGAGE CORPORATION, which said mortgage is recorded in Inst. No. 20040604000300210 in the Office of the Probate Judge of Shelby County, Alabama; and

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 (3) 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said 21ST 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, in its issues of September 28, October 5, and October 12, 2005; and

WHEREAS, on October 18, 2005, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, the foreclosure was duly and properly conducted, and 21ST MORTGAGE CORPORATION did offer for sale and sell at public outcry in front of the main entrance of the Courthouse in Columbiana, Alabama, the property hereinafter described; and

WHEREAS, JANET F. PARSON was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said 21ST MORTGAGE CORPORATION; and

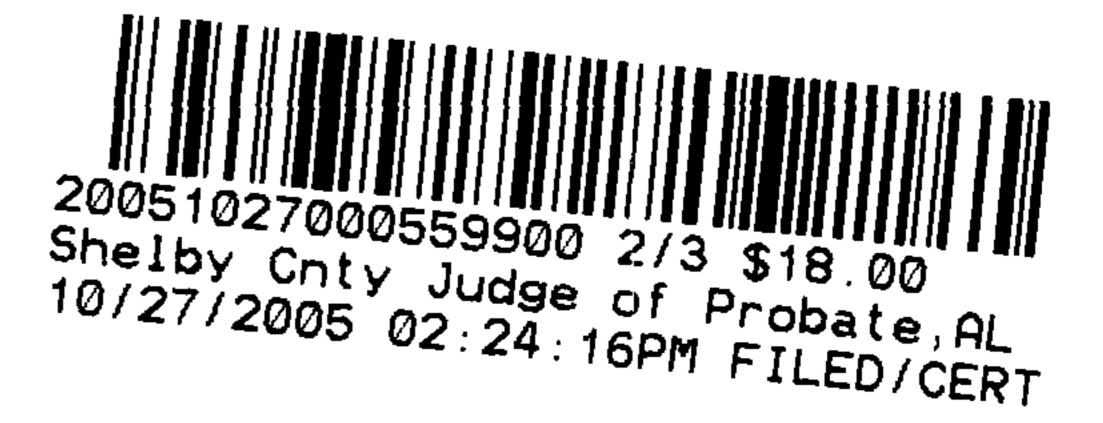
WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of 21ST MORTGAGE CORPORATION in the amount of Sixty-One Thousand One Hundred Twenty-Four and 50/100 (\$61,124.50) Dollars, which sum of money 21ST MORTGAGE CORPORATION offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to 21ST MORTGAGE CORPORATION.

NOW THEREFORE, in consideration of the premises and of a credit in the amount of Sixty-One Thousand One Hundred Twenty-Four and 50/100 (\$61,124.50) Dollars, on the indebtedness secured by said mortgage, the said 21ST MORTGAGE CORPORATION, by and through JANET F. PARSON, as Auctioneer conducting said sale as attorney in fact for 21ST MORTGAGE CORPORATION, and the said JANET F. PARSON, as the Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said 21ST MORTGAGE CORPORATION the following described real property situated in Shelby County, Alabama, to wit:

A tract of land lying in the Northwest Quarter of the Southwest Quarter of Section 5, Township 22 South, Range 3 West, also being on the West side of McHenry Creek and the East side of an Old Field Road more particularly described as follows: Begin at Southwest corner of Section 5, Township 22 South, Range 3 West; thence run West along the South line of Section 6, Township 22 South, Range 3 West 661.0 feet to a point; thence turn an azimuth of 359 degrees 54 minutes North 1017.48 feet; thence turn an azimuth of 67 degrees 22 minutes Northcasterly along the Northerly line of Bogg's property 1150.09 feet to the Easterly right of way of an Old Field Road, said point on said right of way being the point of beginning of Parcel "B"; thence proceed Northeasterly along the previous course 371.66 feet to a point that is 15 feet West of said McHenry Creek; thence turn an azimuth of 299 degrees 31 minutes Northwesterly along said McHenry Creek 436.3 feet to the Southeastern corner of Mr. Paul Callahan's property; thence turn an azimuth of 247 degrees 48 minutes Southwesterly along the said Southerly line of said Callahan property 219.0 feet to the said Easterly right of way of said Old Field Road; thence turn an azimuth of 165 degrees 35 minutes Southeasterly along said right of way 65.0 feet; thence turn an azimuth of 135 degrees 28 minutes Southeasterly along said right of way 245.0 feet; thence turn an azimuth of 126 degrees 18 minutes Southeasterly along said right of way 63.8 feet to the point of beginning.

INCLUDING a security interest in one (1) 2004 Cavalier 28' x 80' manufactured home, Serial No. CV04AL0284153AB.

TO HAVE AND TO HOLD the above described property unto 21ST MORTGAGE CORPORATION, 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.



JANET F. PARSON Auctionger and Attorney in Fact

JANET/F. PARSON

As Augtioneer conducting said sale

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that JANET F. PARSON, whose name as Auctioneer and Attorney in Fact for 21ST 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, she, in her 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 18th day of October, 2005.

Notary Public

My Commission Expires:

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, do hereby certify that JANET F. PARSON, whose name as Auctioneer 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 said conveyance, she, in her capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the day of October, 2005.

My Commission Expires:

I:\buddy\Clients\21st Mortgage\Lawley, Wendy\Mortgage Foreclosure Deed.doc

SEND ALL TAX NOTICES TO:

21st Mortgage Corporation 620 Market Street One Centre Square Knoxville, TN 37902

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