

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

20070810000375920 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
08/10/2007 10:06:12AM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That CHARLES H. SVENSSON a/k/a CHARLES HOWARD SVENSSON and DEBRA L. SVENSSON a/k/a DEBRA LONG SVENSSON, husband and wife, did, on to-wit, December 30th, 2004, execute a mortgage to UNION PLANTERS BANK, N.A., d/b/a REGIONS MORTGAGE, now REGIONS BANK, which mortgage is recorded in Instrument No. 20050110000012170, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to LIQUIDATION PROPERTIES, INC. by instrument recorded in Instrument No. 20070810000375920 in said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said LIQUIDATION PROPERTIES, 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, in its issues of July 4, 11 and 18, 2007; and

WHEREAS, on July 31st, 2007, 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 LIQUIDATION PROPERTIES, INC. did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said LIQUIDATION PROPERTIES, INC. in the amount of NINE HUNDRED THOUSAND and 00/100ths (\$900,000.00) DOLLARS, which sum the said LIQUIDATION PROPERTIES, INC. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said LIQUIDATION PROPERTIES, INC.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, 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 a credit of NINE HUNDRED THOUSAND and 00/100ths (\$900,000.00) DOLLARS, on the indebtedness secured by said mortgage, the said CHARLES H. SVENSSON a/k/a CHARLES HOWARD SVENSSON and DEBRA L. SVENSSON a/k/a DEBRA LONG SVENSSON, acting by and through the said LIQUIDATION PROPERTIES, INC. by Aaron Thrasher, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said LIQUIDATION PROPERTIES, INC. by Aaron Thrasher as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Thrasher as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto LIQUIDATION PROPERTIES, INC., the following described real estate situated in Shelby County, Alabama, to-wit:

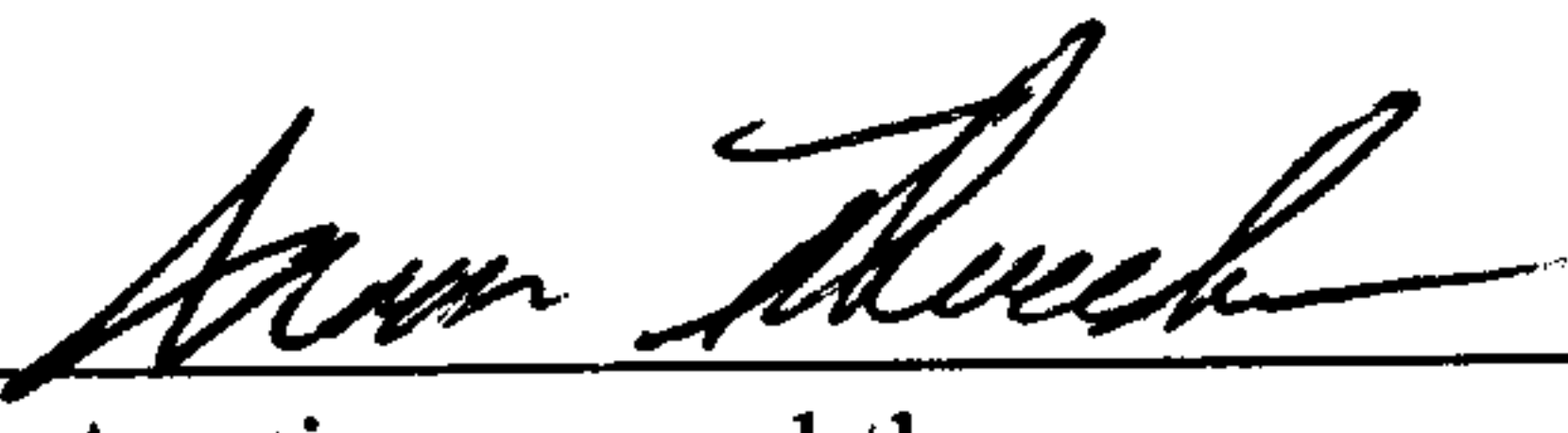
Lot 52, according to the Survey of Greystone 5th Sector, Phase I, as recorded in Map Book 17, Page 72 A, B & C in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, Page 260, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

TO HAVE AND TO HOLD THE above-described property unto the said LIQUIDATION PROPERTIES, INC. forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

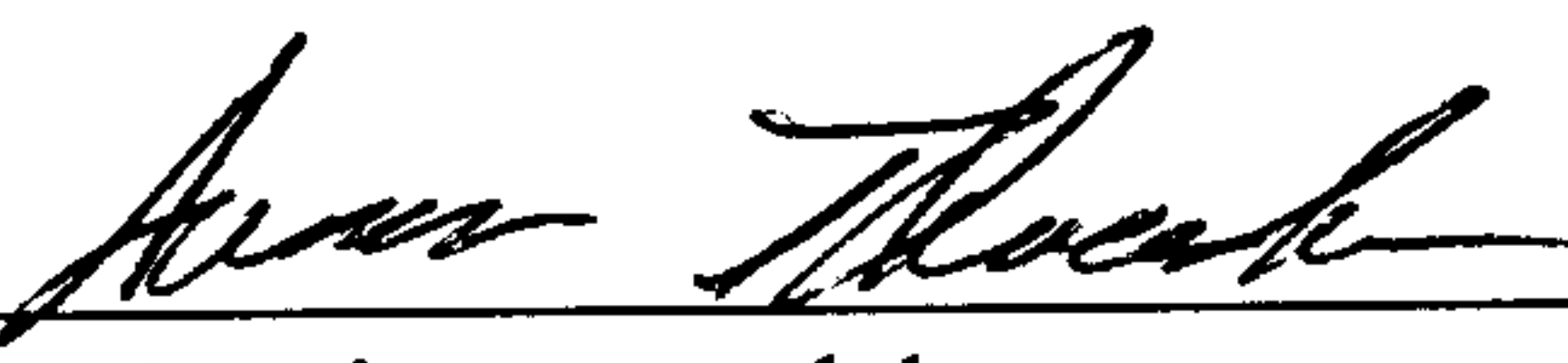
IN WITNESS WHEREOF, the said LIQUIDATION PROPERTIES, INC. has caused this instrument to be executed by Aaron Thrasher as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Aaron Thrasher has executed this instrument in his/her capacity as such auctioneer on this the 31st day of July, 2007.

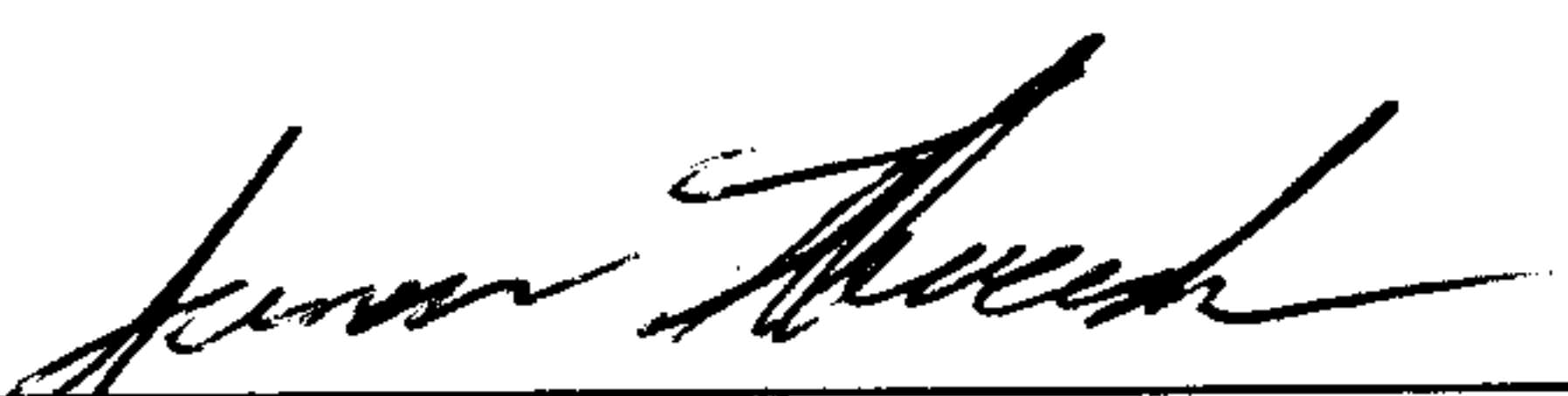
CHARLES H. SVENSSON a/k/a CHARLES HOWARD
SVENSSON and DEBRA L. SVENSSON a/k/a DEBRA
LONG SVENSSON
Mortgagors

By: LIQUIDATION PROPERTIES, INC.
Mortgagee or Transferee of Mortgagee

By: 
As Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of
Mortgagee

LIQUIDATION PROPERTIES, INC.
Mortgagee or Transferee of Mortgagee

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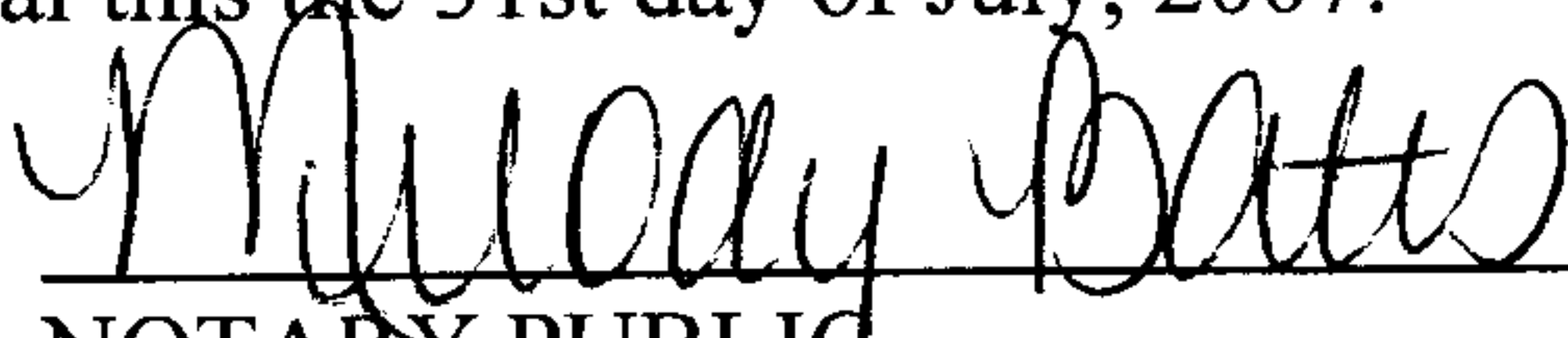

As Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Thrasher, 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/she, in his/her 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 the same bears date.

Given under my hand and official seal this the 31st day of July, 2007.


NOTARY PUBLIC

MY COMMISSION EXPIRES 07.27.2011

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Grantee's Address:
P.O. Box 18001
Hattiesburg, MS 39404