

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That LYNN MELTON SMITHERMAN and WILLODENE K. GREEN, both unmarried persons, did, on to-wit, April 30, 1993, execute a mortgage to AMSOUTH MORTGAGE COMPANY, INC., which mortgage is recorded in Instrument No. 1993-13064, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to AmSouth Bank, N.A., now REGIONS BANK, successor by merger with AmSouth Bank by instrument recorded in Instrument #1993-20358 in said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said REGIONS BANK, successor by merger with AmSouth Bank 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 July 9, 16 and 23, 2008; and

WHEREAS, on August 5, 2008, 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 REGIONS BANK, successor by merger with AmSouth Bank 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 MCS ENTERPRISES, INC., in the amount of FORTY TWO THOUSAND FOUR HUNDRED FORTY and 00/100ths (\$42,440.00) DOLLARS, which sum the said MCS ENTERPRISES, INC. paid in cash, and said property was thereupon sold to the said MCS ENTERPRISES, 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 the said payment in cash of FORTY TWO THOUSAND FOUR HUNDRED FORTY and 00/100ths (\$42,440.00) DOLLARS, the said LYNN MELTON SMITHERMAN and WILLODENE K. GREEN, acting by and through the said REGIONS BANK, successor by merger with AmSouth Bank, by Jason Sawyer, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said REGIONS BANK, successor by merger with AmSouth Bank, by Jason Sawyer, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Jason Sawyer, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto MCS ENTERPRISES, INC. the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 29, 30 and 31, Block E, according to the Plat of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama.

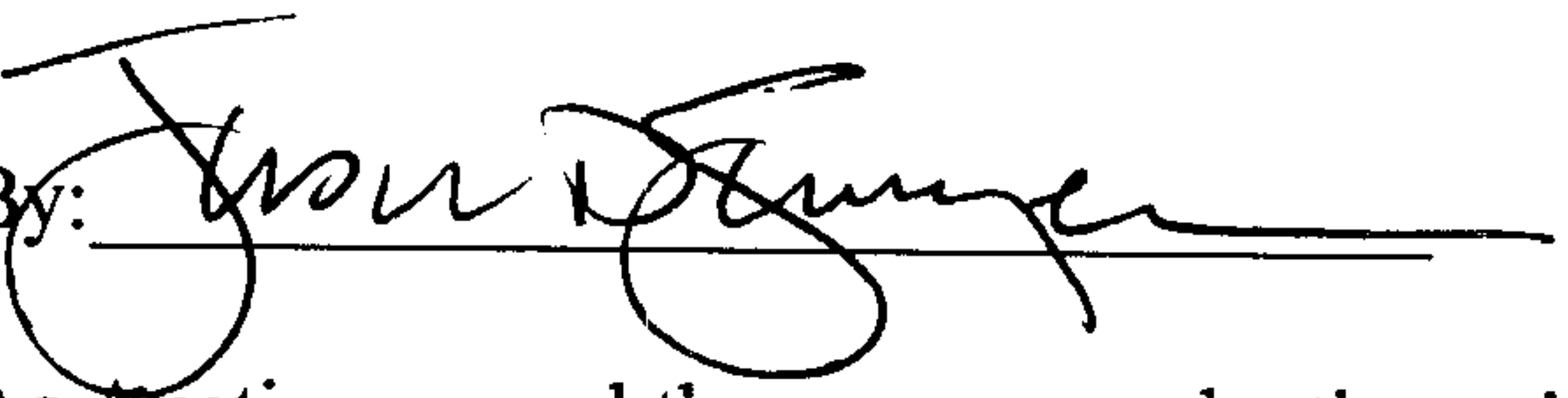
TO HAVE AND TO HOLD THE above-described property unto the said MCS ENTERPRISES, INC. forever; subject, however, to all rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor. This conveyance is made subject to unpaid taxes and assessments, if any and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said REGIONS BANK, successor by merger with AmSouth Bank has caused this instrument to be executed by Jason Sawyer, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Jason Sawyer has executed this instrument in his/her capacity as such auctioneer on this the 5th day of August, 2008.

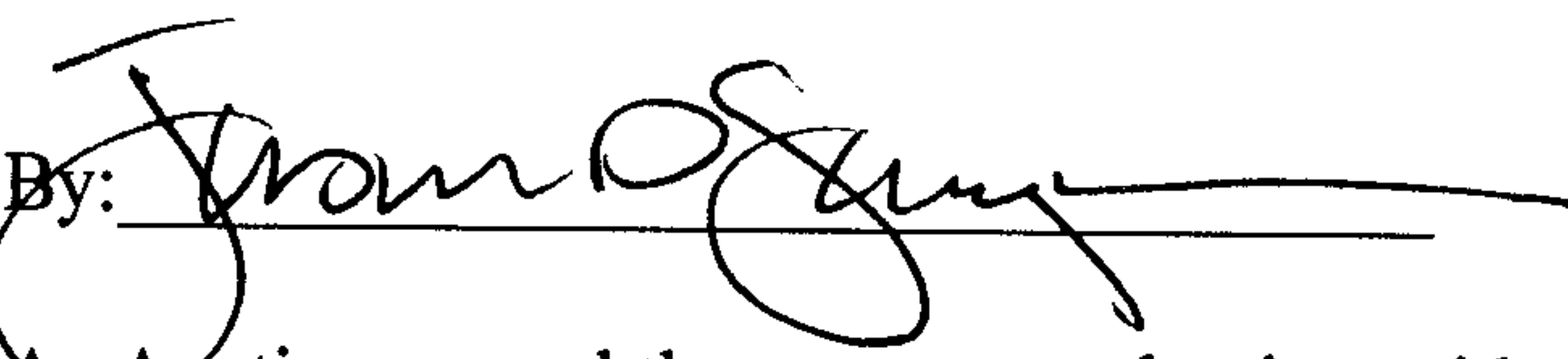
20080821000337070 2/2 \$59.50
Shelby Cnty Judge of Probate, AL
08/21/2008 12:28:38PM FILED/CERT

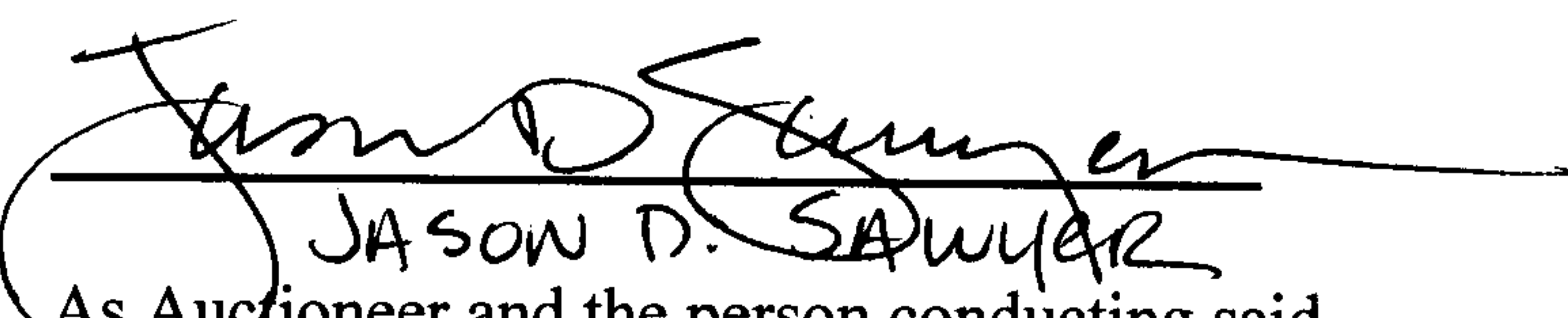
LYNN MELTON SMITHERMAN and WILLODENE K. GREEN
Mortgagors

By: REGIONS BANK, successor by merger with AmSouth Bank
Mortgagee or Transferee of Mortgagee

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

REGIONS BANK, successor by merger with AmSouth Bank
Mortgagee or Transferee of Mortgagee

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

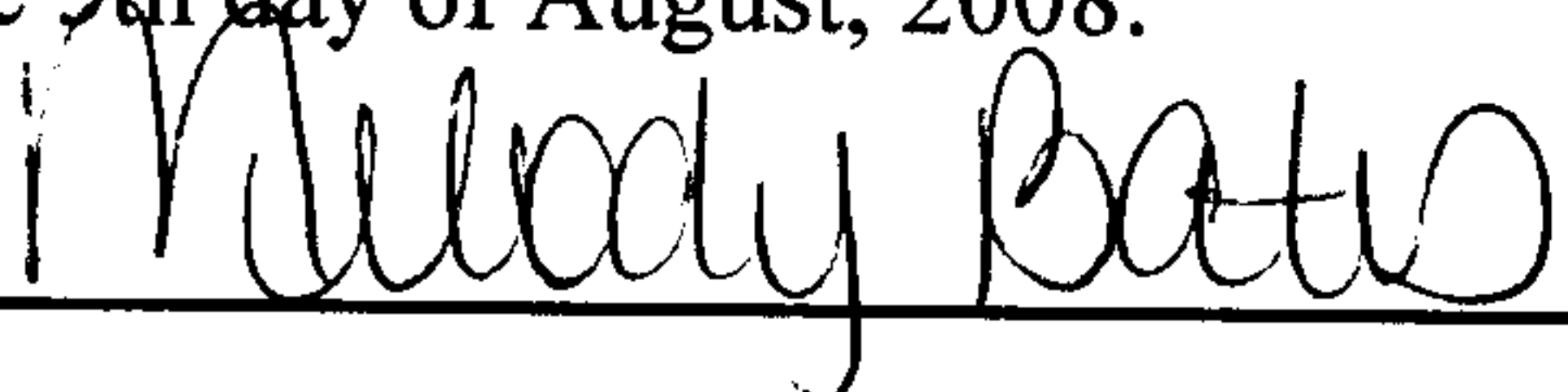

JASON D. SAWYER
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jason Sawyer, 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 5th day of August, 2008.



NOTARY PUBLIC
MY COMMISSION EXPIRES 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:
141 Sundance
Alabastor, AL 35007