

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
CHILTON COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT, Whereas on, to-wit: On December 16th, 2004, Pamela S. Lipscomb and Tammi Jo Hinkle executed a certain mortgage, on the property hereinafter described, to Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000, which said mortgage is recorded in Mortgage Book 20050215000075250 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, in and by said mortgage, the Mortgagees were authorized and empowered in case of default in the payment of the indebtedness hereby 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 for three 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/s or any person conducting said sale for the Mortgagee/s was authorized to execute title to the purchaser at said sale; and it was further provided in said mortgage that the Mortgagee/s 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 Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000 did declare all of the indebtedness secured by said mortgage to be 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 February 4th, 2009, February 11th, 2009 and February 18th, 2009.

WHEREAS, on February 24th, 2009, the day on which the foreclosure was due to be held, under the terms of said notice and during the legal hours of sale, said foreclosure was duly and properly conducted, and Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000, as Mortgagee, did offer for sale and sell at public outcry in front of the front door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Bill Speaks, Attorney at Law, P.O. Drawer 1918, Clanton, Alabama, was the auctioneer who conducted said sale for the said Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000, and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000, as Mortgagee(s), in the amount of Seventy Three Thousand Four Hundred Ninety Six and 47/100 (\$73,496.47) Dollars which said sum of money, Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000, as Mortgagee(s), offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000 and,

NOW, THEREFORE IN CONSIDERATION OF THE PREMISES, and of a credit in the amount of Seventy Three Thousand Four Hundred Ninety Six and 47/100 (\$73,496.47) Dollars, on the indebtedness secured by said mortgage, the said Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000, by and through Bill Speaks, as auctioneer conducting said sale and as attorney in fact for Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000 does hereby grant, bargain, sell and convey unto the said Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000, the following described property, situated in Shelby County, Alabama, to wit:

Parcel I.

Lot numbered 1, as per map of Benson's Camp on Waxahatchee Creek, which is recorded in Map Book 4, Page 28, in the Probate Office of Shelby County, Alabama.

Parcel II:

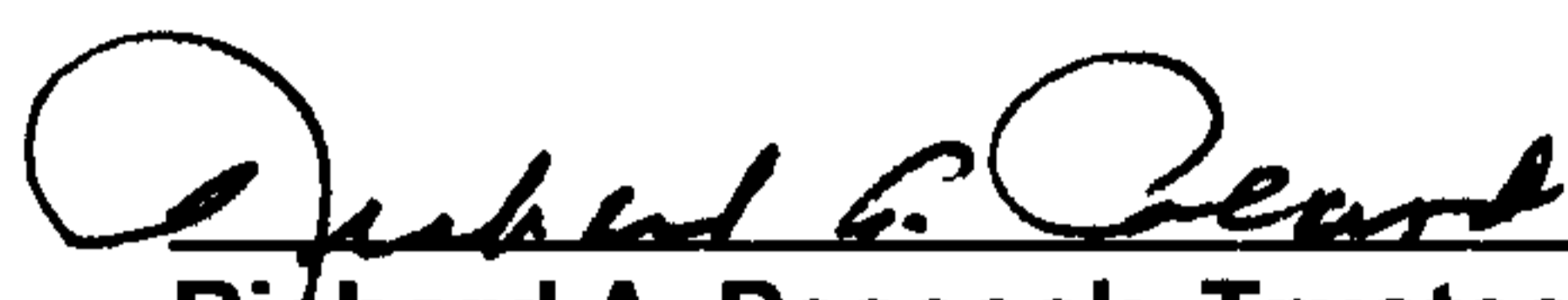
Also, begin at the Northeast corner of Lot 1, Benson's Camp, as recorded in Map Book 4, Page 28, Probate Court, Columbiana, Shelby County, Alabama; thence easterly along the projection of said Lot 1, 50.20 feet to a point; thence 90 degrees 0 minutes right 15.0 feet to the water line of Waxahatchee Creek Slough; thence Southwesterly along said water line of said slough 39.26 feet, more or less, to a point on the water line of Lot 1, as projected; thence Westerly along said project line 41.98 feet to the Southeast corner of said Lot 1; thence 91 degrees 42 minutes right 50.0 feet to the point of beginning. Situated in Shelby County, Alabama.

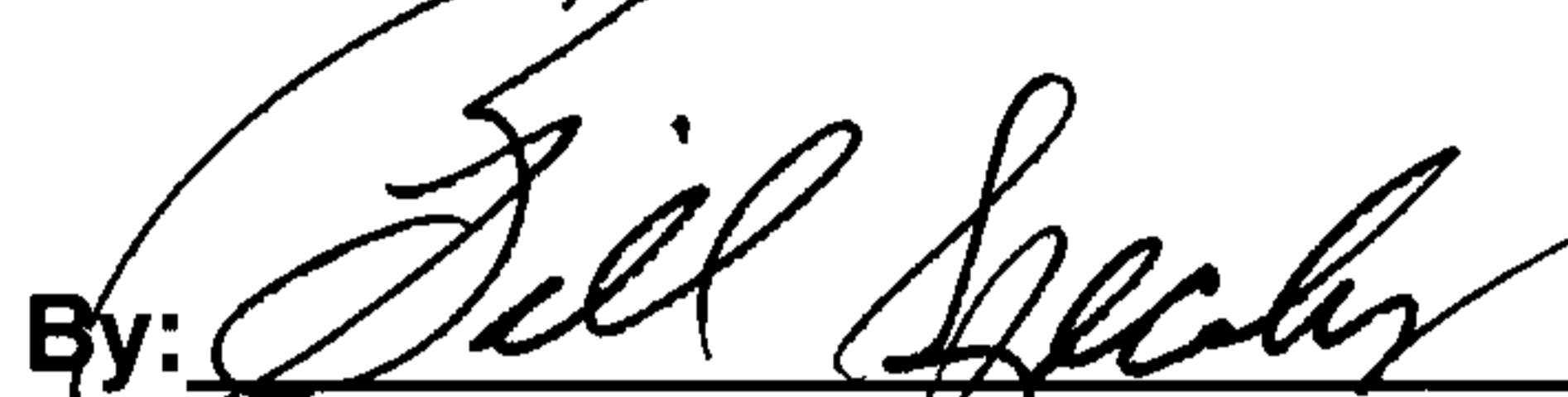


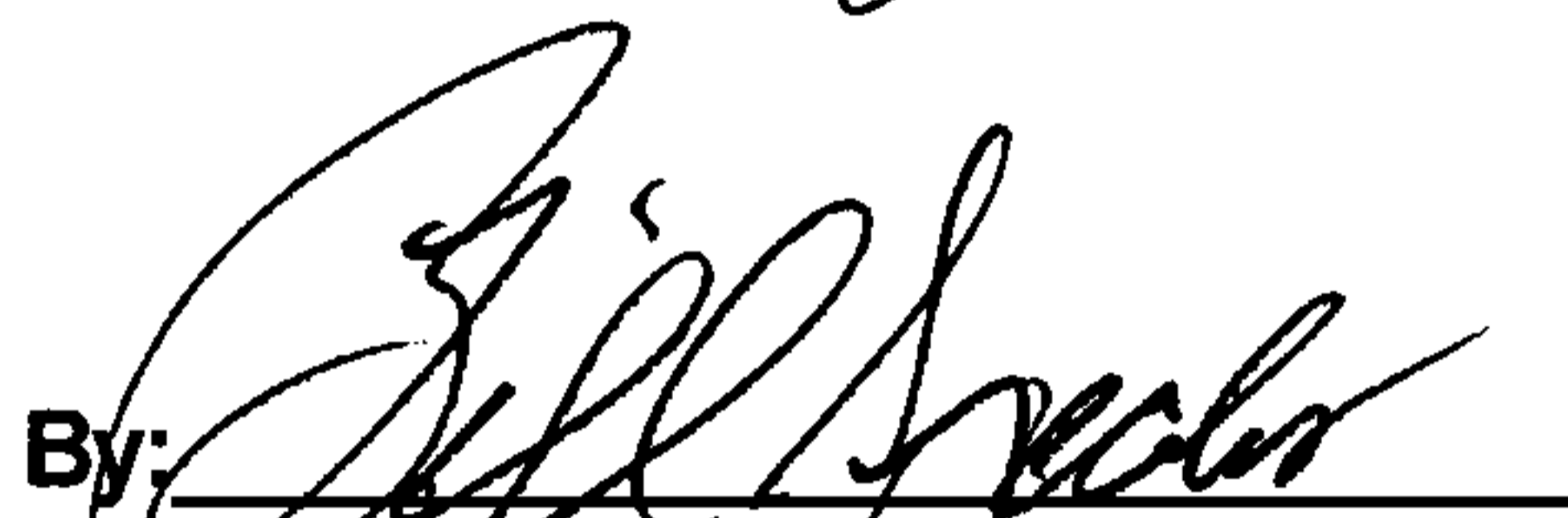
All of the above described property is located in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000, his heirs 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, as found in 1975 Code of Alabama, Section 6-5-230, et. al.

IN WITNESS WHEREOF, Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000 has caused this instrument to be executed by and through Bill Speaks, as auctioneer, conducting said sale and as attorney in fact he has hereto set his hand and seal, this the 25th day of February, 2009.


Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000, MORTGAGEE


By: 
BILL SPEAKS, AS AUCTIONEER AND ATTORNEY IN FACT

By: 
BILL SPEAKS, AS AUCTIONEER CONDUCTING SAID SALE

**STATE OF ALABAMA
CHILTON COUNTY**

I, Freda Lynn Gassaway, a Notary Public in and for said County, in said State, hereby certify that **Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000**, whose names as Mortgagee(s) conducting said sale for **Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000** 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/her/their respective capacity as mortgagee(s), with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 25th day of February, 2009.

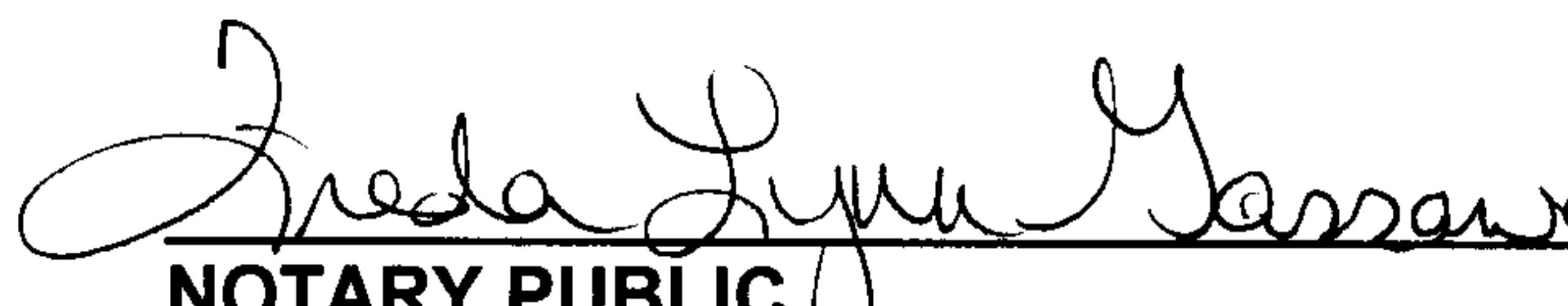

NOTARY PUBLIC

My Commission Expires: 11.14.09

**STATE OF ALABAMA
CHILTON COUNTY**

I, Freda Lynn Gassaway, a Notary Public, in and for said County, in said State, hereby certify that Bill Speaks, as auctioneer, conducted the sale of the above described real estate for Richard A. Peacock, Trustee under the Peacock Living Trust, dated 12-29-2000, mortgagee, and whose name 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 representative capacity as auctioneer and with full authority, executed the same voluntarily on the day the same bears date.

Dated this the 25th day of February, 2009.


NOTARY PUBLIC

My Commission Expires: 11.14.09