

STATE OF ALABAMA                     )  
  )  
SHELBY COUNTY                        )

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit, Karen F. Bascom and John B. Bascom, wife and husband, executed a certain mortgage on property hereinafter described to Mortgage Electronic Registration System, Inc. ("MERS"), solely as nominee for First Federal Bank, which said mortgage is recorded in Instrument # 2004-0614000321390, in the Office of the Probate Judge in Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns were authorized and empowered in the event of default, 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 County 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 the proper conveyance 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Mortgage Electronic Registration System, Inc. ("MERS"), solely as nominee for First Federal Bank 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 foreclosure of said mortgage, by U. S. Mail and by publication in the Shelby County Reporter a newspaper of general circulation, published in Shelby County, Alabama, in its issues of the June 9, 2010, June 16, 2010 and June 23, 2010; and

WHEREAS, on July 2, 2010, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and W. Marcus Brakefield as Attorney-in-Fact for the said Mortgage Electronic Registration System, Inc. ("MERS"), solely as nominee for First Federal Bank did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter

described; and

WHEREAS, W. Marcus Brakefield was the Auctioneer who conducted said foreclosure sale for the said Mortgage Electronic Registration System, Inc. ("MERS"), solely as nominee for First Federal Bank; and

WHEREAS, the said First Federal Bank was the highest bidder in the amount of Three Hundred Thousand and 00/100 (\$300,000.00) Dollars, which sum of money Mortgage Electronic Registration System, Inc. ("MERS"), solely as nominee for First Federal Bank offered to apply to the costs of foreclosure and credit the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to First Federal Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of a credit in the amount of Three Hundred Thousand and 00/100 (\$300,000.00) Dollars, on the indebtedness secured by said mortgage, the said Karen F. Bascom and John B. Bascom, and Mortgage Electronic Registration System, Inc. ("MERS"), solely as nominee for First Federal Bank by and through W. Marcus Brakefield, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and as Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said First Federal Bank the following described property situated in Shelby County, Alabama, as is where is to wit:

Lot 22, according to the Survey of Southpointe, 9th Sector, Phase 2, as recorded in Map Book 16, Page 81 in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

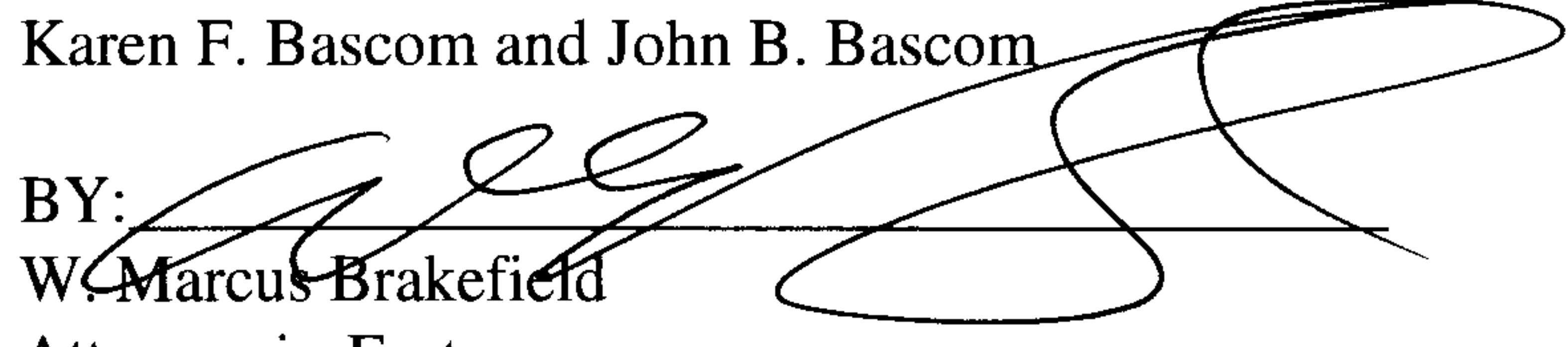
TO HAVE AND TO HOLD the above described property unto the said First Federal Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the said Karen F. Bascom and John B. Bascom and Mortgage Electronic Registration System, Inc. ("MERS"), solely as nominee for First Federal Bank have caused this instrument to be executed by and through W. Marcus Brakefield, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, has hereto set his hand and seal on



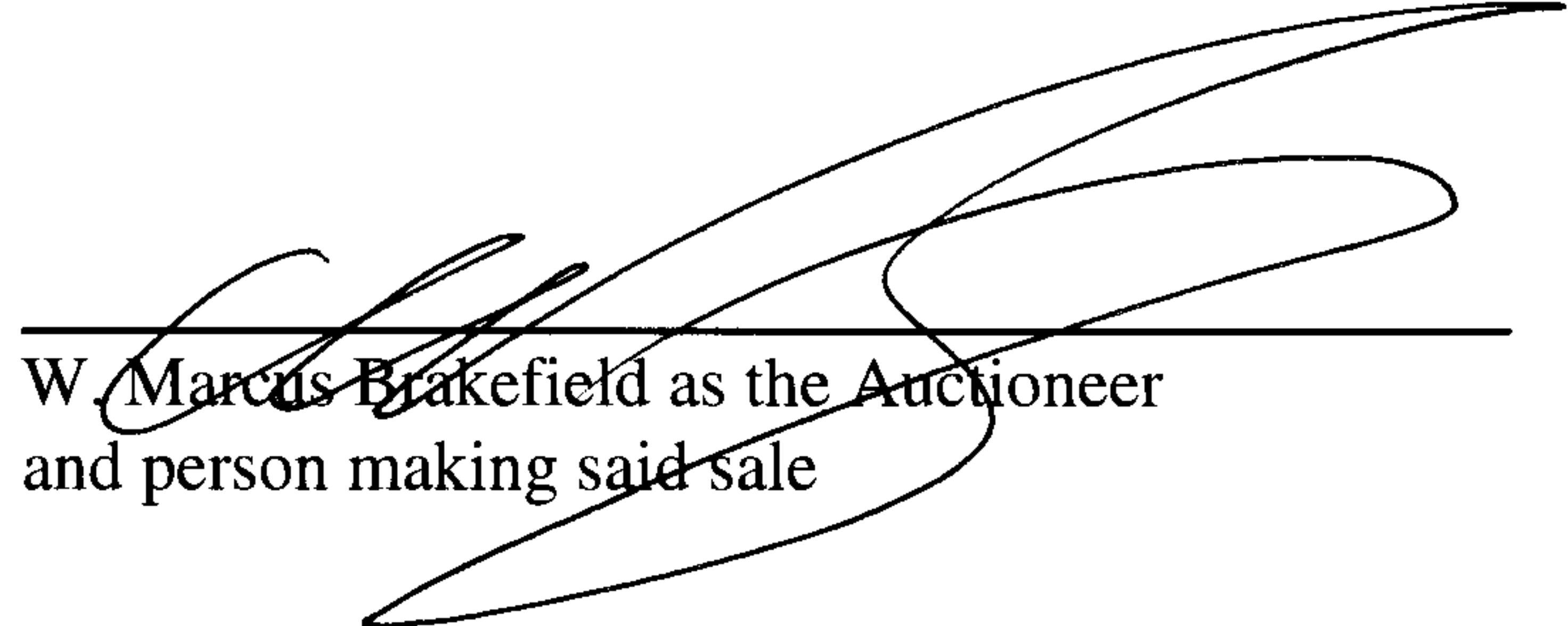
this the 2nd day of July, 2010.

Karen F. Bascom and John B. Bascom

BY:   
W. Marcus Brakefield  
Attorney-in-Fact

Mortgage Electronic Registration System, Inc.  
("MERS"), solely as nominee for First Federal Bank

BY:   
W. Marcus Brakefield as Attorney-In-Fact and Agent


  
W. Marcus Brakefield as the Auctioneer  
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that W. Marcus Brakefield whose name as Attorney-in-Fact for Karen F. Bascom and John B. Bascom, whose name as Attorney-in-Fact and agent for Mortgage Electronic Registration System, Inc. ("MERS"), solely as nominee for First Federal Bank, and whose name as Auctioneer and person making said sale, 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 Attorney-in-Fact, agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 2nd day of July, 2010.

  
Notary Public in and for the State of Alabama at  
Large  
My Commission Expires: 05-21-2014



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Shelby Cnty Judge of Probate, AL  
07/14/2010 12:31:55 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
W. Marcus Brakefield  
HUBBARD, WIGGINS, MCILWAIN & BRAKEFIELD, P.C.  
Attorneys At Law  
808 Lurleen Wallace Boulevard  
Post Office Box 2427  
Tuscaloosa, Alabama 35403  
(205) 345-6789  
File No. 35617.02721