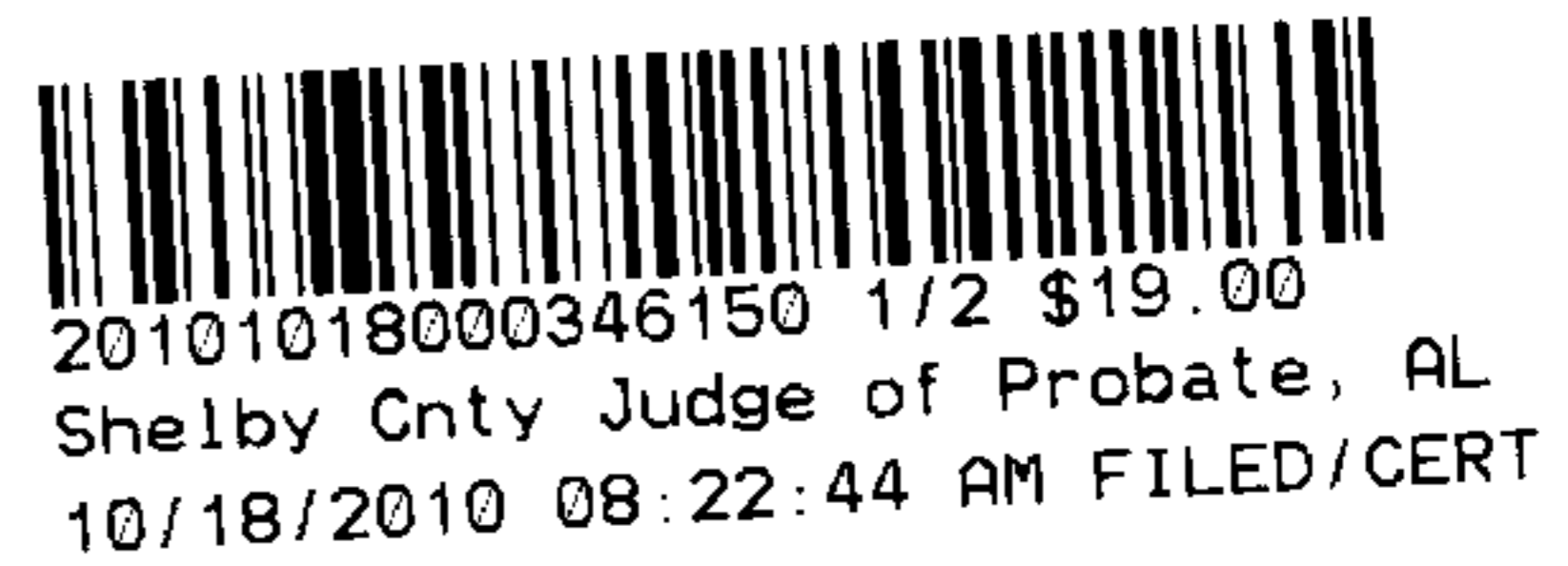


STATE OF ALABAMA)

COUNTY OF SHELBY)



FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on, to-wit: the 27th day of January, 1999, MAURICE F. KING and TERRI M. KING, executed a mortgage to NEW SOUTH FEDERAL SAVINGS BANK, MANUFACTURED HOUSING DIVISION, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on February 2, 1999, in Instrument No. 1999-04493, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to LPP MORTGAGE, LTD., by assignment dated May 3, 2010, and recorded in Instrument Number 20100520000158740, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 9th day of June, 2010, the 16th day of June, 2010 and the 23rd day of June, 2010, that the hereinafter described property would be sold before the front door of the Shelby County Courthouse at Columbiana Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 13th day of July, 2010, and

WHEREAS, at the time and place stated in said notice the undersigned attorney-in-fact and auctioneer announced that such sale was postponed until the 14th day of September, 2010, and thereafter notice was published in The Shelby County Reporter, on the 28th day of July, 2010; and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **LPP MORTGAGE, LTDD.**, became the purchaser of the hereinafter described property at and for the sum of **49,000.00**, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by LPP MORTGAGE, LTD.;

NOW THEREFORE, IN consideration of the premises MAURICE F. KING and TERRI M. KING and LPP MORTGAGE, LTD., both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said **LPP MORTGAGE, LTD.**, the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, said point being the Point of Commencement; thence run South 88 degrees 35 minutes 30 seconds West along the North line of said Quarter-Quarter for a distance of 110.79 feet to a point; thence run South 01 degree 06 minutes 47 seconds East for a distance of 498.30 feet to an iron rod located on the South right-of-way margin of Morior Road, said point being the Point of Beginning; thence continue South 01 degrees 06 minutes 47 seconds East for a distance of 833.81 feet to an iron rod located on the South line of said Quarter-Quarter;

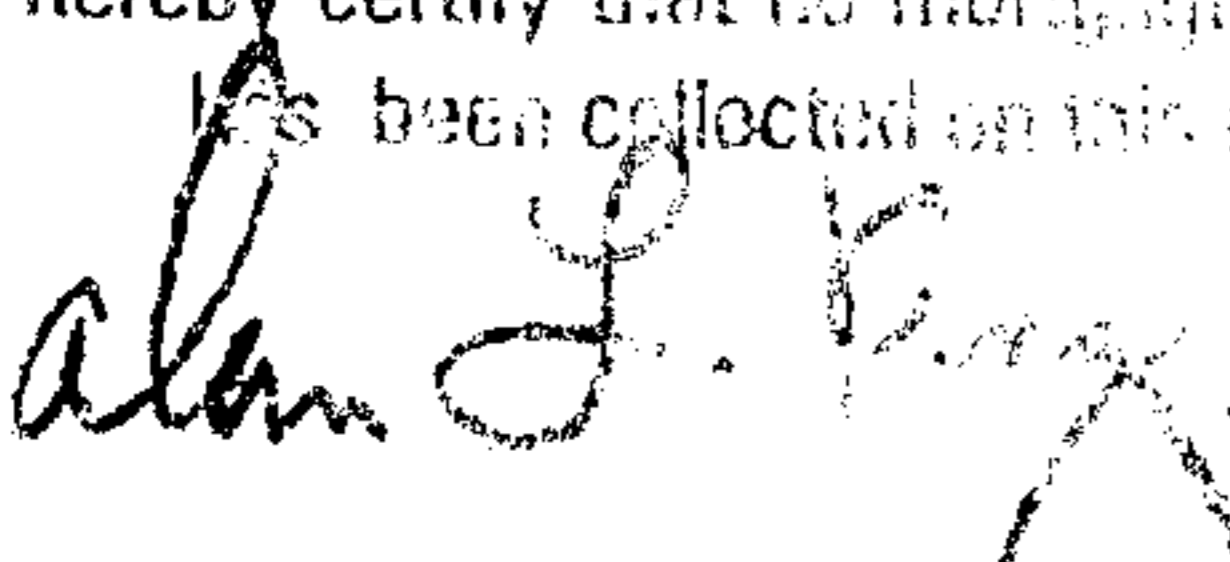
thence run South 88 degrees 27 minutes 14 seconds West along said line for a distance of 110.46 feet to an iron road; thence run North 01 degrees 06 minutes 54 seconds West for a distance of 712.30 feet to an iron rod located on said right-of-way; thence run North 40 degrees 58 minutes 10 seconds East along said right-of-way for a distance of 164.84 feet to the Point of Beginning. Said parcel lying in the Southwest Quarter of the Southeast Quarter of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama.

And Also:

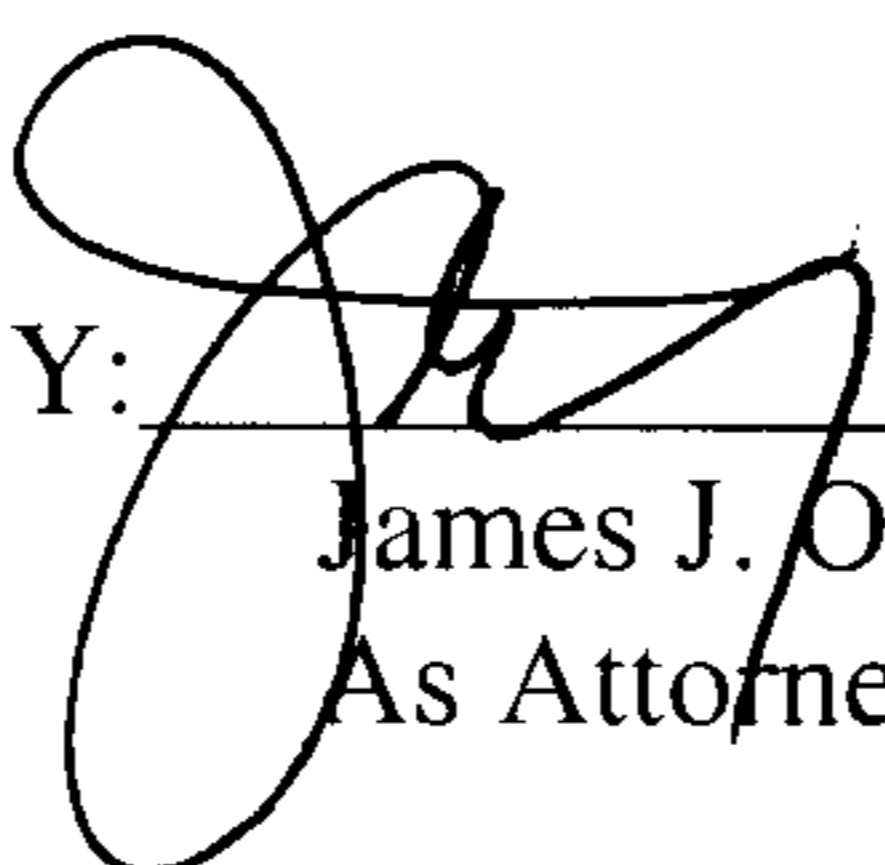
1999 Palm Harbor Mobile Home S/N PH14-10502A, P14-10502B

TO HAVE AND TO HOLD unto the **LPP MORTGAGE, LTD.**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **LPP MORTGAGE, LTD.**, under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said MAURICE F. KING and TERRI M. KING, and LPP MORTGAGE LTD., have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

STATE OF ALABAMA - JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax
has been collected on this instrument

Alan J. King, Judge of Probate
"NO TAX COLLECTED"

MAURICE F. KING and TERRI M. KING and
LPP MORTGAGE, LTD.


BY: 
James J. Odom, Jr.
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR., whose name as attorney-in-fact and auctioneer for MAURICE F. KING and TERRI M. KING, and LPP MORTGAGE, LTD., 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 14th day of September, 2010.


Notary Public
My Commission Expires: 3/12/2011

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.
P.O. BOX 307
HUNTSVILLE, AL 35804
T&H

Grantees Address:
LPP Mortgage Ltd.
6000 Legacy Drive
Plano, TX 75024


20101018000346150 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
10/18/2010 08:22:44 AM FILED/CERT