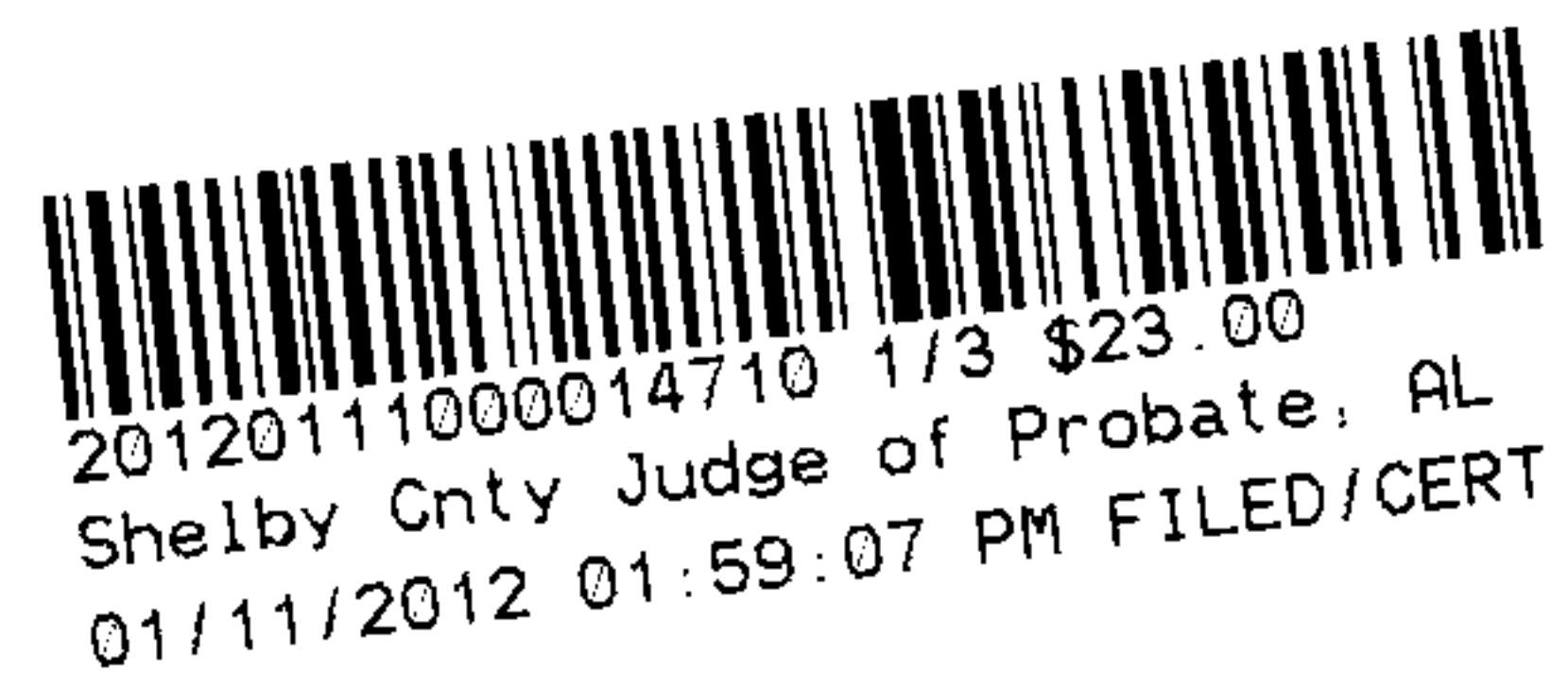


Jerry C. Oldshue, Jr.
ROSEN HARWOOD, P.A.
2200 Jack Warner Pkwy (35401)
P.O. Box 2727
Tuscaloosa, AL 35403
(205) 344-5000

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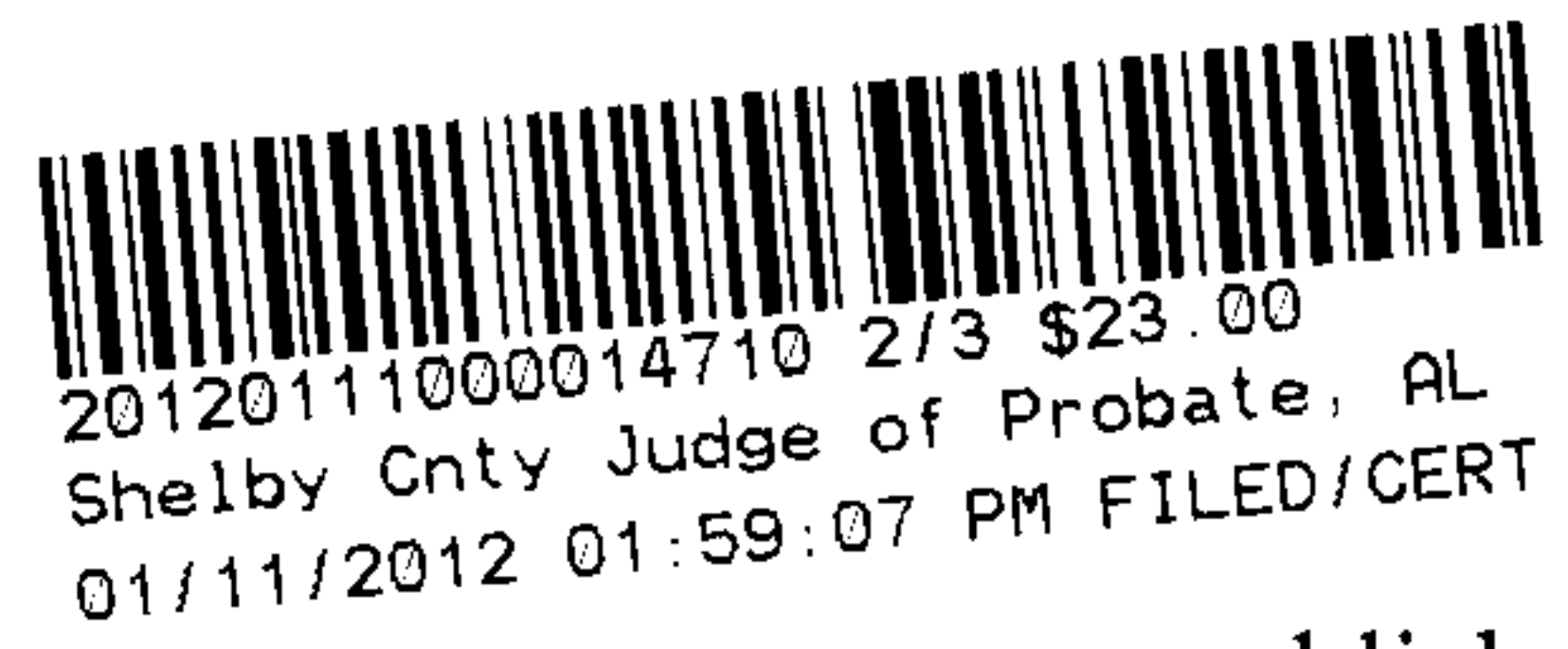
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*



KNOW ALL MEN BY THESE PRESENTS That, whereas: On the 19th day of December 1997, JOHN D. PHILLIPS A/K/A JOHN DAVID PHILLIPS, JR., and PETRA B. PHILLIPS, husband and wife, executed a certain mortgage on the property hereinafter described to SOUTHTRUST BANK NATIONAL ASSOCIATION MOBILE SERVICES DIVISION, which said mortgage is recorded in Inst #1997-41742 in the office of the Probate Judge of Shelby County, Alabama; and, said mortgage having been subsequently assigned to VANDERBILT MORTGAGE AND FINANCE, INC., by Assignment of Mortgage recorded in said office in Inst #20050309000108230; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said VANDERBILT MORTGAGE AND FINANCE, INC., 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 the foreclosure of said



mortgage by publication in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, in its issues of November 30, December 7 and December 14, 2011; and

WHEREAS, on January 5, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, the foreclosure was duly and properly conducted, and VANDERBILT MORTGAGE AND FINANCE, INC., did offer for sale and sell at public outcry in front of the main entrance of the Courthouse in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, JERRY C. OLDSHUE, JR., was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said VANDERBILT MORTGAGE AND FINANCE, INC.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of VANDERBILT MORTGAGE AND FINANCE, INC., in the amount of Fifty Thousand Four Hundred and 00/100 (\$50,400.00) Dollars, which sum of money VANDERBILT MORTGAGE AND FINANCE, INC., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to VANDERBILT MORTGAGE AND FINANCE, INC.

NOW THEREFORE, in consideration of the premises and of a credit in the amount of Fifty Thousand Four Hundred and 00/100 (\$50,400.00) Dollars on the indebtedness secured by said mortgage, the said VANDERBILT MORTGAGE AND FINANCE, INC., by and through JERRY C. OLDSHUE, JR., as Auctioneer conducting said sale as attorney in fact for VANDERBILT MORTGAGE AND FINANCE, INC., and the said JERRY C. OLDSHUE, JR., as the Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said VANDERBILT MORTGAGE AND FINANCE, INC., the following described real property situated in Shelby County, Alabama, to wit:

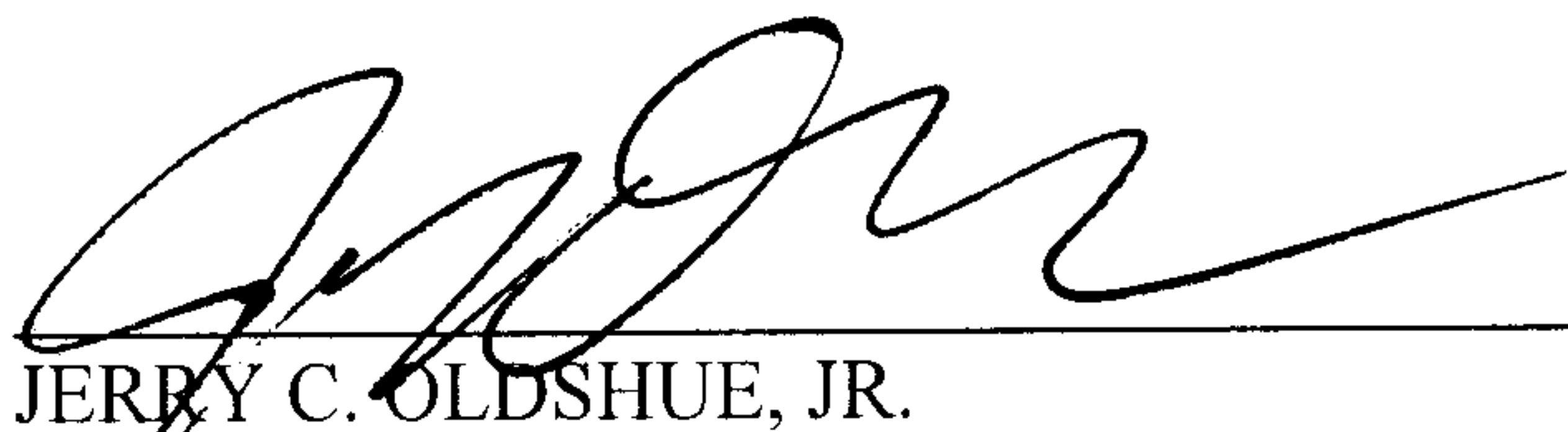
A tract of land located in the NE1/4 of the NW1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said 1/4 – 1/4 Section; thence run in an Easterly direction along the South line of said 1/4 – 1/4 Section a distance of 538.65 feet to the point of beginning; thence turn 91 degrees 06 minutes 00 seconds left and run Northerly a distance of 279.39 feet; thence turn 90 degrees 21 minutes 46 seconds right and run Easterly 200.00 feet; thence turn 90 degrees 21 minutes 46 seconds left and run Northerly 406.81 feet to a point on the Southerly right of way line of Shelby County Highway No. 11; thence turn 72 degrees 23 minutes 16 seconds right and run Northeasterly along said right of way 31.47 feet; thence turn 107 degrees 36 minutes 44 seconds right and run Southerly 698.88 feet; thence turn right 91 degrees 06 minutes 00 seconds and run Westerly 230.04 feet to the point of beginning; being situated in Shelby County, Alabama.

Said tract of land being subject to a 30.0 foot wide easement for ingress and egress along and parallel to the East line of said tract of land.

INCLUDING a security interest in one (1) 1998 Southern Energy 31' x 76' manufactured home, Serial No. DSEAL11966AB.

TO HAVE AND TO HOLD the above described property unto VANDERBILT MORTGAGE AND FINANCE, INC., its successors and assigns forever; subject, however, to any easements, encumbrances, liens and exceptions reflected in the records of the office of the Probate Judge, and to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. This property is conveyed "AS IS, WHERE IS" without warranty or recourse, expressed or implied, as to title or use and enjoyment.

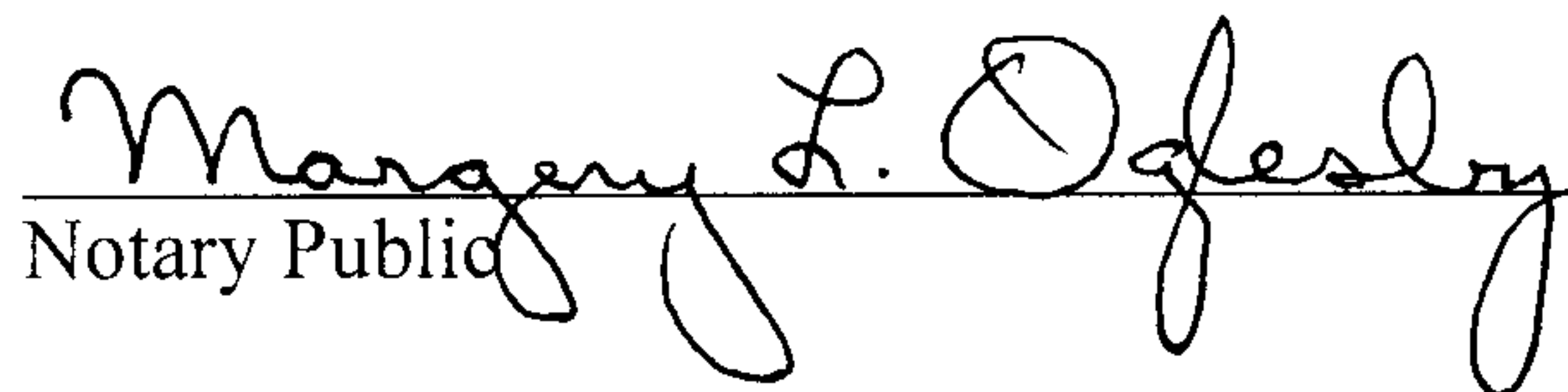
IN WITNESS WHEREOF, VANDERBILT MORTGAGE AND FINANCE, INC., has caused this instrument to be executed by and through JERRY C. OLDSHUE, JR., as Auctioneer conducting said sale, who has hereunto set his hand and seal on this the 5th day of January 2012.


JERRY C. OLDSHUE, JR.
Auctioneer and Attorney in Fact for
VANDERBILT MORTGAGE AND FINANCE, INC.

STATE OF ALABAMA *
 *
COUNTY OF TUSCALOOSA *

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that JERRY C. OLDSHUE, JR., whose name as Auctioneer and Attorney in Fact for VANDERBILT MORTGAGE AND FINANCE, INC., 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 said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of January 2012.


Notary Public


My Commission Expires:

08/04/2015

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SEND ALL TAX NOTICES TO:

VANDERBILT MORTGAGE AND FINANCE, INC.
P.O. Box 9800
Maryville, TN 37802


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Shelby Cnty Judge of Probate, AL
01/11/2012 01:59:07 PM FILED/CERT