

MORTGAGE FORECLOSURE DEED

20031201000779130 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
12/01/2003 13:46:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Bruce A. Green
16770777

KNOW ALL MEN BY THESE PRESENTS: That Bruce A. Green and wife, Cindy M. Green did, on to-wit, the December 1, 1999, execute a mortgage to Johnson & Associates Mortgage Co., Inc., which mortgage is recorded in Instrument #1999-49364; said mortgage duly transferred and assigned to Homeside Lending, Inc., by instrument recorded in Instrument #2000-41280 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. 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 October 29, November 5, 12, 2003; and

WHEREAS, on the December 1, 2003, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:45 pm o'clock a.m/p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse 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 Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., in the amount of One Hundred Fifty-Three Thousand Nine Hundred Seventy-Seven Dollars and Seventeen Cents (\$153,977.17), which sum the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, 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 One Hundred Fifty-Three Thousand Nine Hundred Seventy-Seven Dollars and Seventeen Cents (\$153,977.17), cash, the said Bruce A. Green and wife, Cindy M. Green, acting by and through the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., by KIM VANDEGRIFF, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., by KIM VANDEGRIFF, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and KIM VANDEGRIFF, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., the following described real estate situated in County, Alabama, to-wit:

Lot Number 13 of the Clearview Estates Subdivision, Second Sector according to Plat of said subdivision as recorded in Plat Book 23, Page 163 in the Shelby County Probate Office.

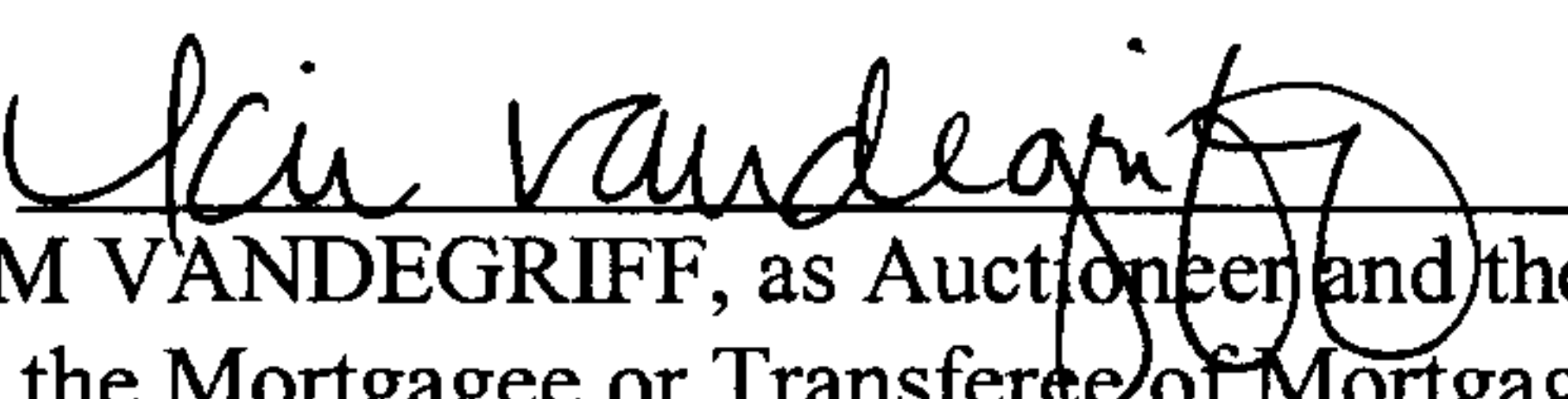
TO HAVE AND TO HOLD THE above described property unto Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., has caused this instrument to be executed by KIM VANDEGRIFF, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said KIM VANDEGRIFF, has executed this instrument in his capacity as such auctioneer on this the December 1, 2003.

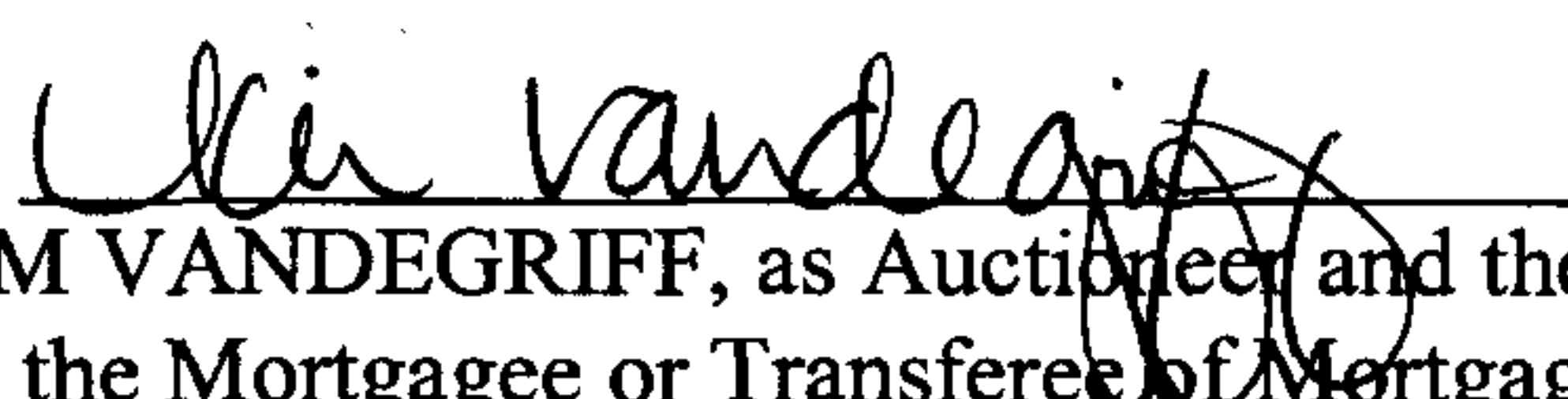
Bruce A. Green and wife, Cindy M. Green
Mortgagors

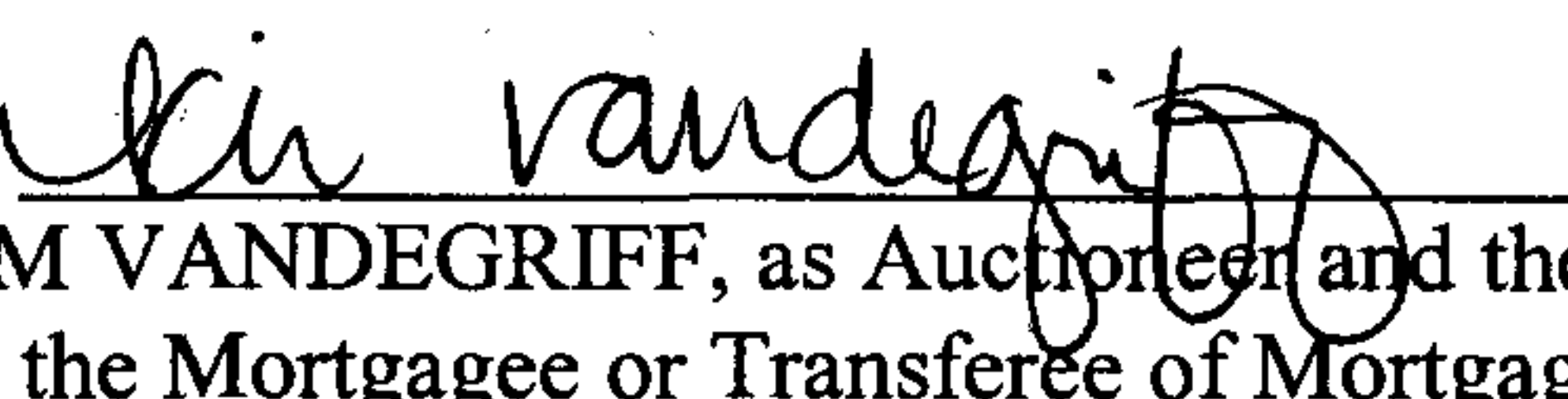
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Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc.
Mortgagee or Transferee of Mortgagee

By 
KIM VANDEGRIFF, as Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc.
Mortgagee or Transferee of Mortgagee

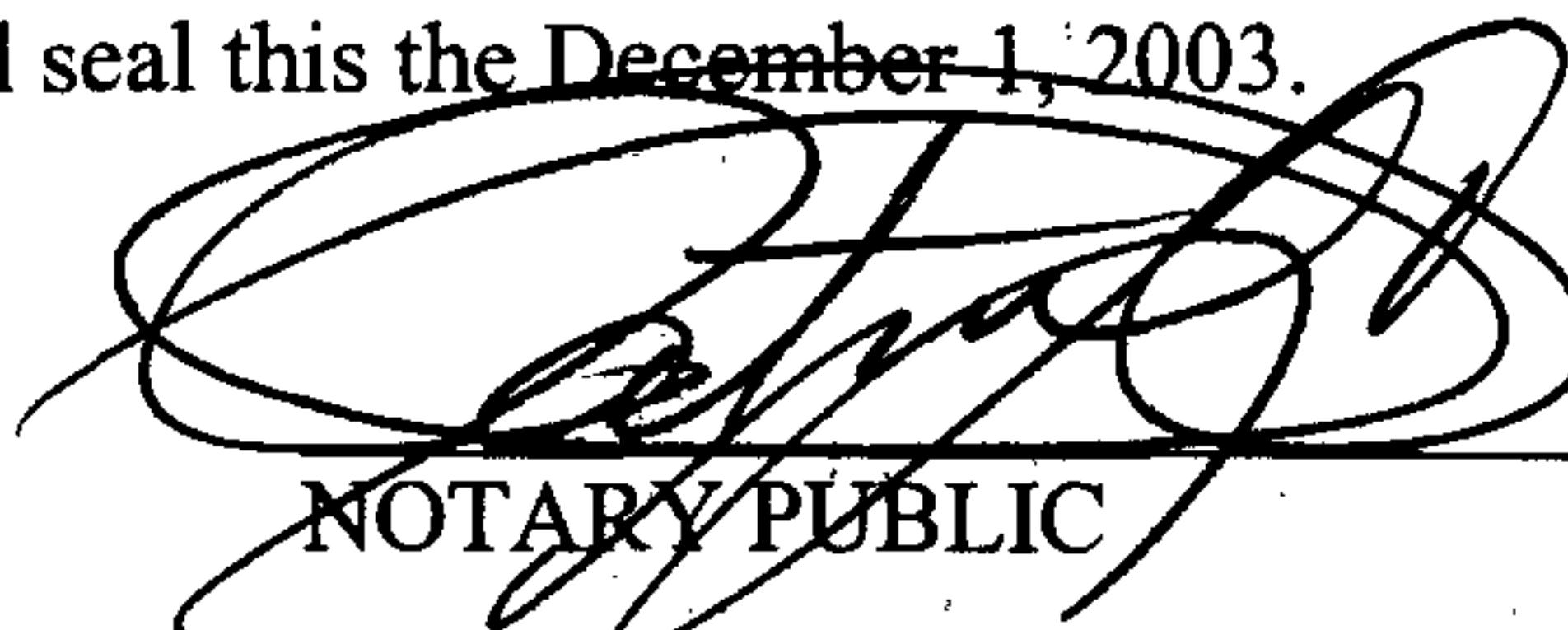
By 
KIM VANDEGRIFF, as Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

By 
KIM VANDEGRIFF, 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 KIM VANDEGRIFF, 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, in his 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 that bears that same date.

Given under my hand and official seal this the December 1, 2003.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 14, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203
02-0649

Grantee's Address:
8120 Nation's Way
Bldg. 100
Jacksonville, FL 32256