


PREPARED BY: DAVID VANBUSKIRK  
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**MSP FILE NO.: 393.0312785AL/TLL**  
**LOAN NO.: 0622737258**

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20041014000567730 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
10/14/2004 11:16:00 FILED/CERTIFIED

## **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on May 2, 2002, **Debra J. Chatham and William Chatham, wife and husband, Party of the First Part**, executed a certain mortgage to **ABN AMRO MORTGAGE, INC.**, which said mortgage is recorded in Real Property Book 2002, Page 21727, in the Office of the Judge of Probate of Shelby County, Alabama ; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and ABN AMRO MORTGAGE, INC. did declare all of the indebtedness secured by the 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, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 09/08, 09/15, and 09/22/2004; and

WHEREAS, on September 23, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of ABN AMRO MORTGAGE, INC. in the amount of **TWO HUNDRED THIRTY-SIX THOUSAND EIGHT HUNDRED FIFTY-THREE AND 53/100 DOLLARS (\$ 236,853.53)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to ABN AMRO MORTGAGE, INC.; and

WHEREAS, James Greer, Esq., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of TWO HUNDRED THIRTY-SIX THOUSAND EIGHT HUNDRED FIFTY-THREE AND 53/100 DOLLARS (\$ 236,853.53), on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, 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 ABN AMRO MORTGAGE, INC., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 1006, according to the Survey of the Arbores of Forest Park, as recorded in Map Book 25, Page 146, in the Probate Office of Shelby County, Alabama

SOURCE OF TITLE: Book 2002 Page 21726

TO HAVE AND TO HOLD the above described property unto ABN AMRO MORTGAGE, INC., 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Debra J. Chatham and William Chatham, wife and husband and ABN AMRO MORTGAGE, INC. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 23rd day of September, 2004.

BY:

AS: Auctioneer and Attorney-in-fact

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Greer, Esq., whose name as attorney-in-fact and auctioneer for Debra J. Chatham and William Chatham, wife and husband and ABN AMRO MORTGAGE, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September, 2004.

  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC  
MY COMMISSION  
BONDED THROUGH  
ALABAMA AT LARGE  
ES: Oct 23, 2004  
UNDERWRITERS

Grantee Name / Send tax notice to:  
ABN-AMRO Mortgage Group, Inc.  
ATTN: Alisa Dhimitri  
7159 Corklan Drive  
Jacksonville, FL 32258