

STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED


20050322000128490 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/22/2005 11:50:50AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on April 3, 2001, **Dana Waldrop and husband, Terry Waldrop, Party of the First Part**, executed a certain mortgage to **ABN AMRO Mortgage Group, Inc., a Delaware Corporation**, which said mortgage is recorded in Instrument No. INST. NO. 2001-12980, in the Office of the Judge of Probate of Shelby County, Alabama ; and Instrument No. 2001-12980.

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and ABN AMRO MORTGAGE GROUP, 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 12/22, 12/29/2004, 1/5/2005, 2/9/2005; and

WHEREAS, on March 10, 2005, 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 GROUP, INC in the amount of **SEVENTY-THREE THOUSAND SIX HUNDRED SIXTY-THREE AND 98/100 DOLLARS (\$ 73,663.98)**; 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 GROUP, 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 SEVENTY-THREE THOUSAND SIX HUNDRED SIXTY-THREE AND 98/100 DOLLARS (\$ 73,663.98), 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 GROUP, INC, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE 1/4 of the NE 1/4 Section 3, Township 22 South, Range 4 West, Shelby County, Alabama described as follows:

Commence at the NW corner of said 1/4-1/4 section; thence run South 89 degrees, 39 feet, 37 inches East along the North boundary 130 feet; thence South 0 degrees, 15 feet, 23 inches, West 413.21 feet; thence run South 57 degrees, 05 feet, 04 inches East 210 feet; thence run North 75 degrees, 51 feet, 49 inches East 53.02 feet to the Point of beginning; thence run South 40 degrees, 53 feet, 53 inches East 206.78 feet; thence run South 37 degrees, 44 feet, 30 inches West 166.09 feet to the intersection of the NE right of way of Shelby County Highway No.22; thence run North 57 degrees, 30 feet, 32 inches West along said right of way 3.44 feet to a concrete right of way monument; thence run North 53 degrees, 06 feet, 27 inches West along said right of way 104.7 feet; thence run North 02 degrees, 24 feet, 36 inches East 114.29 feet; thence run North 23 degrees, 51 feet, 46 inches East 118.92 feet to the point of beginning.

SOURCE OF TITLE: Instrument No.: 2001-12979

TO HAVE AND TO HOLD the above described property unto ABN AMRO MORTGAGE GROUP, 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, Dana Waldrop and husband, Terry Waldrop and ABN AMRO MORTGAGE GROUP, INC have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 10th day of March, 2005.


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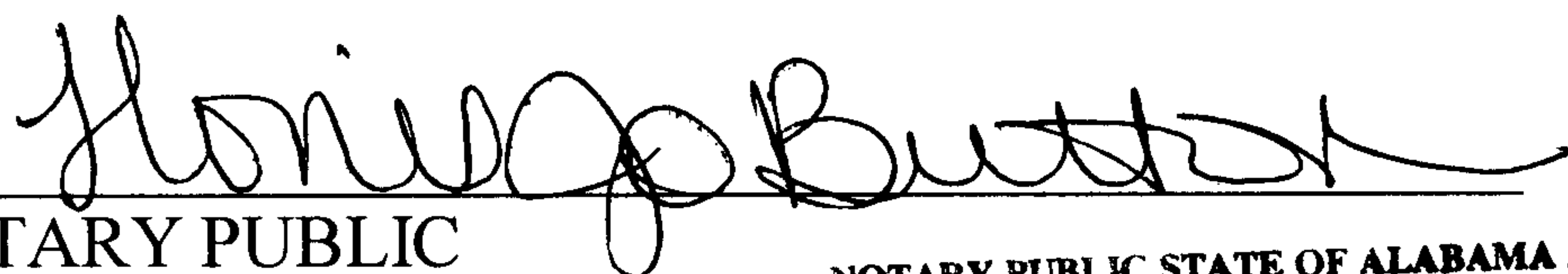
BY:

AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

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 Dana Waldrop and husband, Terry Waldrop and ABN AMRO MORTGAGE GROUP, 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 10th day of March, 2005.


NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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