



20060216000077820 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
02/16/2006 12:05:28PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on September 24, 2004, **David F. Wooten and Debra L. Wooten, husband and wife as joint tenants, Party of the First Part**, executed a certain mortgage to **Long Beach Mortgage Company**, which said mortgage is recorded in Real Property Book 200410050000, Page 548180, 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 Long Beach Mortgage Company, A Delaware Corporation 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 11/16/05, 11/23/05 & 11/30/05; and

WHEREAS, on December 8, 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 Long Beach Mortgage Company, A Delaware Corporation in the amount of **FOUR HUNDRED TWELVE THOUSAND SIX HUNDRED NINETY-NINE AND 62/100 DOLLARS (\$ 412,699.62)**; 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 Long Beach Mortgage Company, A Delaware Corporation; and

WHEREAS, Karan G. Greer, 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 **FOUR HUNDRED TWELVE THOUSAND SIX HUNDRED NINETY-NINE AND 62/100 DOLLARS (\$ 412,699.62)**, 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 Long Beach Mortgage Company, A Delaware Corporation, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Parcel I:

Douglas Key

From the SW corner of the SW 1/4 of the SE 1/4 of Section 32, Township 19 South, Range 1 East, run East a distance of 832.07 feet; thence left 98 degrees 59 minutes 10 Seconds a distance of 382.52 feet to the point of beginning; thence continue in a straight line a distance of 102.43 feet; thence left 99 degrees 43 minutes 01 seconds a distance of 356.54 feet; thence Left 106 Degrees 18 minutes 14 seconds a distance of 192.14 feet; thence left 90 degrees 00 minutes 00 seconds a distance of 297.27 feet to the point of beginning. All according to survey of Van M. Peavy, Peavy Land Surveying, dated April 14th, 1992. Situated, lying and being in Shelby County, Alabama.

Parcel II:

From the Southwest corner of the SW 1/4 of the SE 1/4 of Section 32, Township 19 South, Range 1 East, run East a distance of 36.10 feet; thence Left 77 degrees 56 minutes 55 seconds a distance of 120.83 feet to the point of beginning; thence Right 61 degrees 07 minutes 56 seconds a distance of 904.41 feet; thence Left 63 degrees 58 minutes 45 seconds a distance of 102.43 feet; thence Left 99 Degrees 43 minutes 01 seconds a distance of 356.54 feet; thence left 10 degrees 15 minutes 00 seconds a distance of 1062.70 feet; thence Left 67 degrees 33 minutes 13 seconds a distance of 164.54 feet; thence Left 101 degrees 41 minutes 00 seconds a distance of 551.73 feet to the point of beginning. According to survey dated March 12, 1992, of Van Marcus Peavy, Peavy Land Surveying, ALA. Reg. No. 16681. Situated, lying and being in Shelby County, Alabama.

SOURCE OF TITLE: Book 1996 Page 20963

TO HAVE AND TO HOLD the above described property unto Long Beach Mortgage Company, A Delaware Corporation, 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, David F. Wooten and Debra L. Wooten, husband and wife as joint tenants and Long Beach Mortgage Company, A Delaware Corporation have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 8th day of December, 2005.

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 Karan G. Greer, whose name as attorney-in-fact and auctioneer for David F. Wooten and Debra L. Wooten, husband and wife as joint tenants and Long Beach Mortgage Company, A Delaware Corporation, 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 8th day of December 2005.

Honnie D. Button
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:
Washington Mutual Bank, F.A.
ATTN: Kym Tender
Submit invoices via NewInvoice
Chatsworth, CA 91311


20060216000077820 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
02/16/2006 12:05:28PM FILED/CERT