

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: June 13, 2001, Dorothy J. Russell, unmarried, Mortgagor, executed a certain mortgage to AmSouth Bank, a corporation, said mortgage being recorded as **Instrument #2001/24416**, in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said AmSouth Bank, as Mortgagee, 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 U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of July 19, 26 and August 2, 2006; and

WHEREAS, on August 16, 2006, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said AmSouth Bank, as Mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, 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 the said AmSouth Bank, as Mortgagee, in the amount of Forty Six Thousand Seven Hundred Thirty Eight and 39/100 Dollars (\$46,738.39) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said AmSouth Bank; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said AmSouth Bank; and

WHEREAS, said mortgage expressly authorized the 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 Forty Six Thousand Seven Hundred Thirty Eight and 39/100 Dollars (\$46,738.39), Dorothy J. Russell, unmarried, Mortgagor, by and through the said AmSouth Bank, as Mortgagee, do grant, bargain, sell and convey unto the said AmSouth Bank, as Mortgagee, the following described real property situated in Shelby County, Alabama to-wit:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 9, Township 21 South, Range 1 East; thence run South along the West line of said 1/4-1/4 for 58.18 feet to the Southerly right of way of Shelby County Highway 25; thence 88 degrees 15 minutes 50 seconds left and run Easterly along right of way for 429.24 feet to the point of beginning; thence 88 degrees 20 minutes right and run 183 feet; thence turn an interior angle of 91 degrees 40 minutes 03 seconds to the right and run 188 feet; thence 90 degrees 30 minutes to the left and run 182.63 feet to the Southerly right of way of Shelby County Highway 25; thence turn 89 degrees 27 minutes 12 seconds to the left and run along said Southerly right of way for 191.21 feet to the point of beginning. Situated in the NE 1/4 of NW 1/4, Section 9, Township 21 South, Range 1 East, Shelby County, Alabama.

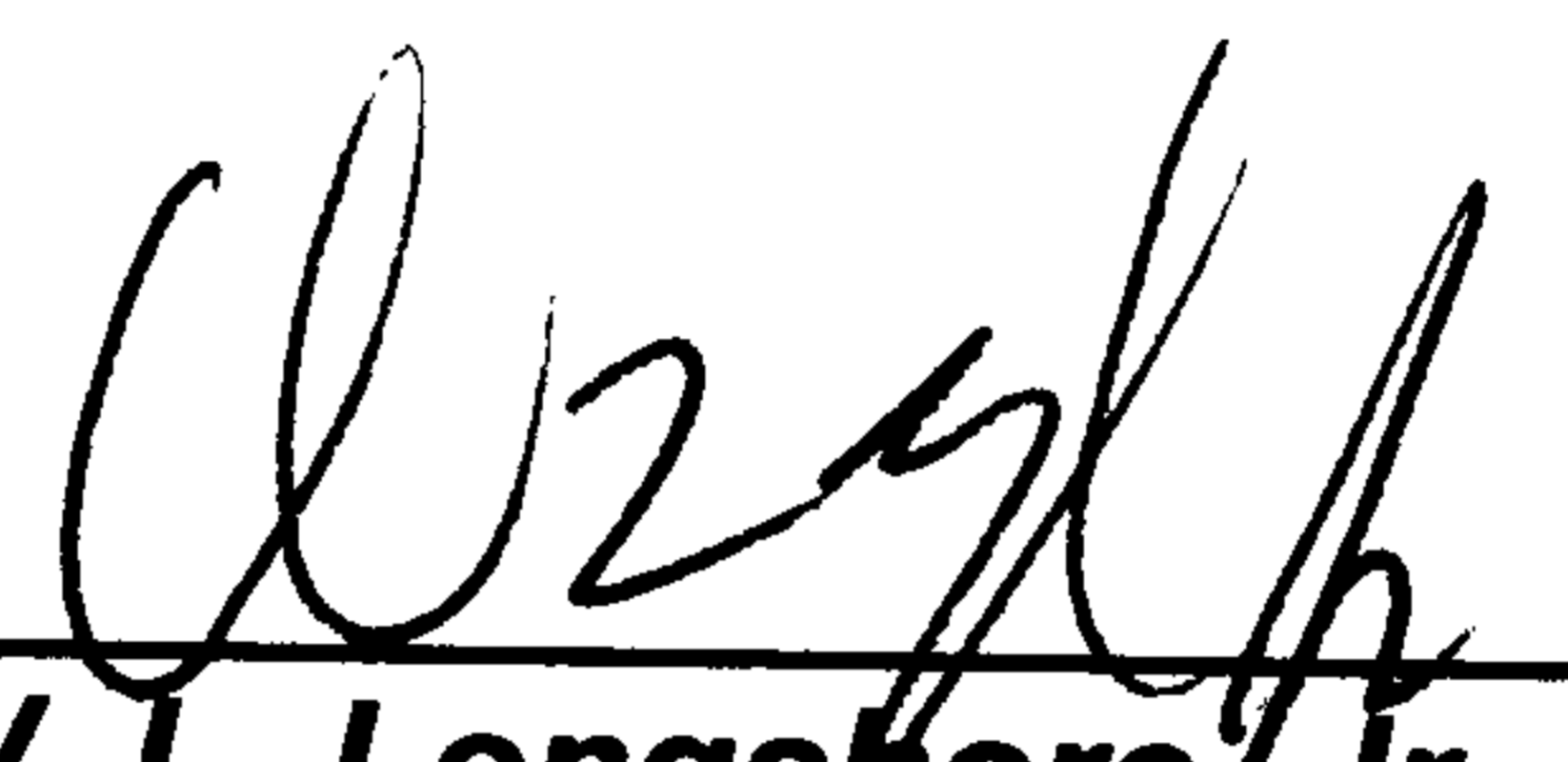
20060822000409480 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/22/2006 10:48:02AM FILED/CERT

TO HAVE AND TO HOLD, the above described property unto the said AmSouth Bank, 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.

IN WITNESS WHEREOF, the said Dorothy J. Russell, unmarried, Mortgagor, by the said AmSouth Bank, as Mortgagee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 9th day of November, 2005.

**DOROTHY J. RUSSELL,
UNMARRIED,
Mortgagor,**

**By: AMSOUTH BANK
AS MORTGAGEE**

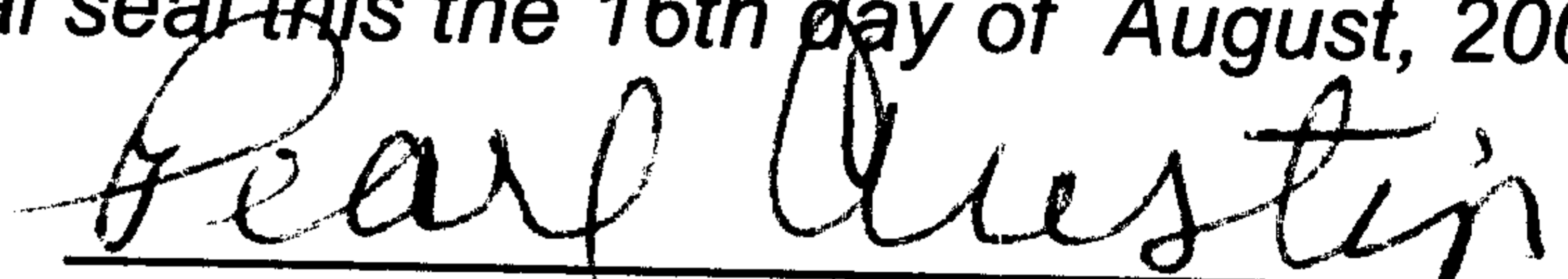
By: 

W. L. Longshore, Jr.,
Auctioneer

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said AmSouth Bank, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of August, 2006.



NOTARY PUBLIC
My Commission Expires: 5/16/09

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
Longshore, Buck & Longshore, P.C.
2009 Second Avenue North
Birmingham, Alabama 35203
(205) 252-7661

GRANTEE'S ADDRESS:
AMSOUTH BANK
P. O. BOX 10063
BIRMINGHAM, AL 35202-0063