

THIS INSTRUMENT PREPARED BY:

James G. Whiddon

c/o MORRIS, SCHNEIDER & PRIOR, L.L.C.

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FILE NO. 230.987934

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STATE OF ALABAMA  
COUNTY OF SHELBY

MORTGAGE FORECLOSURE  
12:17 PM CERTIFIED  
1999-06780

KNOW ALL MEN BY THESE PRESENTS, That:

SHELBY COUNTY JUDGE OF PROBATE  
02 MS 12.00

WHEREAS, heretofore on August 21, 1995, ~~TERRY LEE LASSETER AND JENNIFER D. LASSETER~~, executed a certain mortgage to ~~GREAT WESTERN MORTGAGE CORPORATION~~, which said mortgage is recorded in Real Property Book 1995, Page 25125, et. seq., in the Office of the Judge of Probate of Shelby County, Alabama; which said mortgage was transferred and assigned to Great Western Bank, A Federal Savings Bank by instrument dated August 21, 1995 recorded in Real Property Book 1998, Page 37554, in said Probate Office; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and ~~WASHINGTON MUTUAL BANK, FA SUCCESSOR BY CORPORATE MERGER TO GREAT WESTERN BANK, A FEDERAL SAVINGS BANK~~ 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-Henry Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 11/11/98, 11/18/98 and 11/25/98; and

WHEREAS, on December 3, 1998, 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 at public outcry, in front of the main entrance of the Courthouse in 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 Washington Mutual Bank, FA in the amount of **ONE HUNDRED THIRTY THOUSAND TWO HUNDRED FORTY SIX AND 59/100 DOLLARS (\$ 130,246.59)**; 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 Washington Mutual Bank, FA; and

WHEREAS, Vickie N. Smith acted as auctioneer as provided in said mortgage and conducted said sale; 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 **ONE HUNDRED THIRTY THOUSAND TWO HUNDRED FORTY SIX AND 59/100 DOLLARS (\$ 130,246.59)**, on the indebtedness secured by said mortgage, the said **TERRY LEE LASSETER AND JENNIFER D. LASSETER**, mortgagors, acting by and through the said mortgagee, by Vickie N. Smith, auctioneer and the

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person conducting said sale for the mortgagee, does grant, bargain, sell and convey unto Washington Mutual Bank, FA, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Being all of Lot 91 according to the survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5, and 6, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

**SUBJECT TO:**

1. Ad valorem taxes for the current year, 1998.
2. Any and all easements and/or restrictions of record.
3. All rights outstanding by reason of the statutory right of redemption arising out of or resulting from the foreclosure of that certain mortgage described above.

TO HAVE AND TO HOLD the above described property unto Washington Mutual Bank, FA, 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, Washington Mutual Bank, FA successor by corporate merger to Great Western Bank, a Federal Savings Bank, has/have caused this instrument to be executed by Vickie N. Smith, as auctioneer and the person conducting said sale for the mortgagee, and in witness whereof the said Vickie N. Smith, has executed this instrument in his/her capacity as such auctioneer on this the 3rd day of December, 1998.

**WASHINGTON MUTUAL BANK, FA SUCCESSOR  
BY CORPORATE MERGER TO  
GREAT WESTERN BANK, A FEDERAL SAVINGS  
BANK**

By: Vickie N. Smith  
As: Auctioneer and the person conducting said sale  
for the mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Vickie N. Smith, whose name as auctioneer and the person conducting said sale for the 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 said conveyance, he, in his capacity as such auctioneer and who person conducting said sale for the mortgagee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 1998.

Sharon Ware  
NOTARY PUBLIC

My commission expires: 3-13-2000  
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