

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Marianna Simonetti
817381-7

KNOW ALL MEN BY THESE PRESENTS: That Paul F. Meyers and wife, Cynthia Laney Meyers did, on to-wit, the 17th day of March, 1983, execute a mortgage to Mortgage Corporation of the South, which mortgage is recorded in Book 428, Page 443 said mortgage duly transferred and assigned to American Home Funding, Inc. by Instrument recorded in Book 329, Page 937, re-recorded in Book 350, Page 641 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Charter One Mortgage Corp. F/K/A American Home Funding, Inc. did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of April 14, 21, 28, 1999; and

WHEREAS, on the 12th day of May, 1999, 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 Charter One Mortgage Corp. F/K/A American Home Funding, Inc. did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of SHELBY RESOURCES, INC., in the amount of Forty-Eight Thousand Fifty-Two and 00/100 Dollars (\$48,052.00), and said property was thereupon sold to the said SHELBY RESOURCES, INC., and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Forty-Eight Thousand Fifty-Two and 00/100 Dollars (\$48,052.00), cash, the said Paul F. Meyers and wife, Cynthia Laney Meyers, acting by and through the said Charter One Mortgage Corp. F/K/A American Home Funding, Inc., by KRISTY L. LIGGAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Charter One Mortgage Corp. F/K/A American Home Funding, Inc., by KRISTY L. LIGGAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and KRISTY L. LIGGAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto SHELBY RESOURCES, INC., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, except the West 5.0 feet, according to the Survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, Page 158, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto SHELBY RESOURCES, INC., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

Inst # 1999-30390

07/20/1999-30390
02:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NWS 59.50

IN WITNESS WHEREOF, the said Charter One Mortgage Corp. F/K/A American Home Funding, Inc., has caused this instrument to be executed by KRISTY L. LIGGAN, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said KRISTY L. LIGGAN, has executed this instrument in his capacity as such auctioneer on this the 12th day of May, 1999.

Paul F. Meyers and wife, Cynthia Lancy Meyers
Mortgagors

By Charter One Mortgage Corp. F/K/A American Home Funding, Inc.
Mortgagee or Transferee of Mortgagee

By Kristy L. Liggan
KRISTY L. LIGGAN, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By Charter One Mortgage Corp. F/K/A American Home Funding, Inc.
Mortgagee or Transferee of Mortgagee

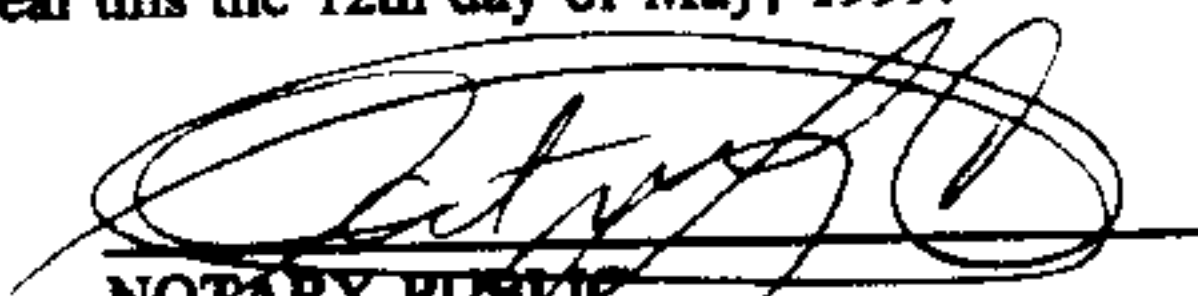
By Kristy L. Liggan
KRISTY L. LIGGAN, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By Kristy L. Liggan
KRISTY L. LIGGAN, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that KRISTY L. LIGGAN, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the 12th day of May, 1999.


NOTARY PUBLIC

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2100 16th Avenue South Suite 200
Birmingham, Alabama 35205
99-0300

MY COMMISSION EXPIRES: Sept. 10, 2002

Inst # 1999-30390

07/20/1999-30390
02:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 59.50