

## **MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Thomas Brent Haynes  
914762-2

KNOW ALL MEN BY THESE PRESENTS: That, Thomas Brent Haynes and Audra Haynes, husband and wife did, on to-wit, on December 8, 1997, execute a mortgage to Standard Mortgage Corporation of Georgia, which mortgage is recorded in Instrument# 1997-42432, said mortgage further being assigned to HomeSide Lending, Inc., as recorded in Instrument# 1998-01365, further assigned to Federal National Mortgage Association as recorded in Instrument# 1999-27537 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 Federal National Mortgage Association 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 July 7, 14, 21, 1999; and

WHEREAS, on the August 4, 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 Federal National Mortgage Association 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 Federal National Mortgage Association, in the amount of One Hundred Eighty-Three Thousand Six Hundred Thirty-Eight And 89/100ths (\$183,638.89), which sum the said Federal National Mortgage Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Federal National Mortgage Association; 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 One Hundred Eighty-Three Thousand Six Hundred Thirty-Eight And 89/100ths (\$183,638.89), cash, the said Thomas Brent Haynes and Audra Haynes, husband and wife, acting by and through the said Federal National Mortgage Association, by KRISTY L. LIGGAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Federal National Mortgage Association, 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 Federal National Mortgage Association, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Map of Country View Estates, Phase-I, as recorded in Map Book 10, Page 10, in the Probate Office of Shelby County, Alabama, and the following described additional land: Commence at the Northwest corner of said Lot 21, Country View Estates, Phase I, as recorded in Map Book 10, Page 10, in the Probate Office of Shelby County, Alabama, and run thence Southwesterly along the West line of said Lot 21 a distance of 171.68 feet to the point of beginning of the property being described; thence continue along last described course 138.32 feet to a point; thence 89 degrees, 01 minutes, 17 seconds left and run 126.95 feet to a point; thence turn 90 degrees, 49 minutes, 43 seconds left and run 136.15 feet to a point; thence turn 88 degrees, 00 minutes, 00 seconds left and run 127.0 feet to the point of beginning.

TO HAVE AND TO HOLD THE above described property unto Federal National Mortgage Association, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

08/04/1999-32689  
02:06 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HRS 12.00

68236-68236-32689

IN WITNESS WHEREOF, the said Federal National Mortgage Association, 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 Mortgage, and in witness whereof the said KRISTY L. LIGGAN, has executed this instrument in his capacity as such auctioneer on this the August 4, 1999.

Thomas Brent Haynes and Audra Haynes, husband and wife  
Mortgagors

By Federal National Mortgage Association  
Mortgagee or Transferee of Mortgage

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

Federal National Mortgage Association  
Mortgagee or Transferee of Mortgage

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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 Mortgage, 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 Mortgage, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this August 4, 1999.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES: Sept. 10, 2002

[Signature]  
NOTARY PUBLIC

GRANTEE'S ADDRESS  
7022 A.C. Skinner Parkway Suite 200  
Jacksonville, FL 32256

Instrument prepared by:  
CHALICE E. TUCKER  
SHAPIRO & TUCKER, L.L.P.  
2100 16th Avenue South Suite 200  
Birmingham, Alabama 35205  
99-0558

Inst. # 1999-32689

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SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 12.00