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FILE NO.: 324.991853AL/AR
LOAN NO.: 30115828

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on April 30, 1998, **Odell S. Ford**, executed a certain mortgage to **Morcap, Inc.**, which said mortgage is recorded in Real Property Book 1999, Page 22051, in the Office of the Judge of Probate of Shelby County, Alabama. which said Mortgage was last sold, assigned and transferred to **Norwest Bank Minnesota, N. A.**, as Trustee under that certain Pooling and Servicing Agreement dated as of June 1, 1998 for Southern Pacific Secured Assets Corp., Mortgage Loan Asset-Backed Pass-Through Certificates, Series 1998-2 by instrument dated June 10, 1999, recorded June 17, 1999 in Instrument 1999-25496, in said Probate Office; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and **Norwest Bank Minnesota, N. A.**, as Trustee under that certain Pooling and Servicing Agreement dated as of June 1, 1998 for Southern Pacific Secured Assets Corp., Mortgage Loan asset-Backed Pass-Through Certificates, Series 1998-2. 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 7/7/99, 7/14/99, 7/21/99; and

WHEREAS, on July 29, 1999, 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 **Norwest Bank Minnesota, N. A.**, as Trustee under that certain Pooling and Servicing Agreement dated as of June 1, 1998 for Southern Pacific Secured Assets Corp., Mortgage Loan asset-Backed Pass-Through Certificates, Series 1998-2. in the amount of **THIRTY THOUSAND SIX HUNDRED FORTY-NINE AND 20/100 DOLLARS (\$ 30,649.20)**; 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 **Norwest Bank Minnesota, N. A.**, as Trustee under that certain Pooling and Servicing Agreement dated as of June 1, 1998 for Southern Pacific Secured Assets Corp., Mortgage Loan Asset-Backed Pass-Through Certificates, Series 1998-2.; and

WHEREAS, **Vicki N. Smith, Esq.**, 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 **THIRTY THOUSAND SIX HUNDRED FORTY-NINE AND 20/100 DOLLARS (\$ 30,649.20)**, on the indebtedness secured by said mortgage, the said **Odell S. Ford**, mortgagor(s), acting by and through the said mortgagee, by **Vicki N. Smith, Esq.**, as said auctioneer and the person conducting said sale for the mortgagee, does grant, bargain, sell and convey unto **Norwest Bank Minnesota, N. A.**, as Trustee under that certain Pooling and Servicing Agreement dated as of June 1, 1998 for Southern Pacific Secured Assets Corp., Mortgage Loan Asset-

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SHELBY COUNTY JUDGE OF PROBATE
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Backed Pass-Through Certificates, Series 1998-2., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

The east 150 feet of the following described property; A part of the east 1/2 of the northeast 1/4 of northwest 1/4 of section 30, Township 19, south range 1 east, described as follows; beginning 65 feet south of the northeast corner of said property and just across the Chelsea game preserve lake road on the east side thereof and running in a southwesterly direction parallel with said road 70 yards; thence south along east side of Meador lot 70 yards; thence in a northeasterly direction to the north and southline of said property a distance of 70 yards; thence north along said property acre line 70 yards to point of beginning.

SUBJECT TO:

1. Ad Valorem taxes for the current year 1999.
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 Norwest Bank Minnesota, N. A., as Trustee under that certain Pooling and Servicing Agreement dated as of June 1, 1998 for Southern Pacific Secured Assets Corp., Mortgage Loan Asset-Backed Pass-Through Certificates, Series 1998-2., 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, Norwest Bank Minnesota, N. A., as Trustee under that certain Pooling and Servicing Agreement dated as of June 1, 1998 for Southern Pacific Secured Assets Corp., Mortgage Loan asset-Backed Pass-Through Certificates, Series 1998-2. has caused this instrument to be executed by Vicki N. Smith, Esq., as auctioneer and the person conducting said sale for the mortgagee, and in witness whereof the said Vicki N. Smith, Esq., has executed this instrument in his/her capacity as such auctioneer on this the 5th day of August, 1999.

**NORWEST BANK MINNESOTA, N. A., AS TRUSTEE UNDER
THAT CERTAIN POOLING AND SERVICING AGREEMENT
DATED AS OF JUNE 1, 1998 FOR SOUTHERN PACIFIC
SECURED ASSETS CORP., MORTGAGE LOAN ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 1998-2.**

BY:

AS: Auctioneer and the person conducting said sale for the mortgagee

Vicki N. Smith

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Vicki N. Smith, Esq., 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 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 auctioneer and who being the 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 5th day of August, 1999.

[Signature]

NOTARY PUBLIC

My Commission Expires: September 26, 2002