

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Amir H. Ashtarani  
0011227139

6661-1999-40203  
Inst

KNOW ALL MEN BY THESE PRESENTS: That, Amir H. Ashtarani and Elhom Sadatgousheh, husband and wife did, on to-wit, on October 27, 1995, execute a mortgage to Gagliano Mortgage Corporation, which mortgage is recorded in Instrument# 1995-31984, said mortgage further assigned to Citizens Mortgage Corporation as recorded in Instrument# 1995-31985, further assigned to Dovenmuehle Mortgage Company 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 Dovenmuehle Mortgage Company L.P., a Delaware Limited Partnership by Dovenmuehle Mortgage, Inc., a Delaware Corporation, Its Sole General Partner 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 September 8, 15, 22, 1999; and

WHEREAS, on the September 27, 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 Dovenmuehle Mortgage Company L.P., a Delaware Limited Partnership by Dovenmuehle Mortgage, Inc., a Delaware Corporation, Its Sole General Partner 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 Dovenmuehle Mortgage Company L.P., a Delaware Limited Partnership by Dovenmuehle Mortgage, Inc., a Delaware Corporation, Its Sole General Partner, in the amount of One Hundred Thirty-Nine Thousand Five Hundred Exactly (\$139,500.00), which sum the said Dovenmuehle Mortgage Company L.P., a Delaware Limited Partnership by Dovenmuehle Mortgage, Inc., a Delaware Corporation, Its Sole General Partner offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Dovenmuehle Mortgage Company L.P., a Delaware Limited Partnership by Dovenmuehle Mortgage, Inc., a Delaware Corporation, Its Sole General Partner; 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 Thirty-Nine Thousand Five Hundred Exactly (\$139,500.00), cash, the said Amir H. Ashtarani and Elhom Sadatgousheh, husband and wife, acting by and through the said Dovenmuehle Mortgage Company L.P., a Delaware Limited Partnership by Dovenmuehle Mortgage, Inc., a Delaware Corporation, Its Sole General Partner, by EDITH SCHAUBLE PICKETT, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Dovenmuehle Mortgage Company L.P., a Delaware Limited Partnership by Dovenmuehle Mortgage, Inc., a Delaware Corporation, Its Sole General Partner, by EDITH SCHAUBLE PICKETT, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and EDITH SCHAUBLE PICKETT, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Dovenmuehle Mortgage Company L.P., a Delaware Limited Partnership by Dovenmuehle Mortgage, Inc., a Delaware Corporation, Its Sole General Partner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE  
002 CJI 12.00

TO HAVE AND TO HOLD THE above described property unto Dovenmuehle Mortgage Company L.P., a Delaware Limited Partnership by Dovenmuehle Mortgage, Inc., a Delaware Corporation, Its Sole General Partner, 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.

IN WITNESS WHEREOF, the said Dovenmuehle Mortgage Company L.P., a Delaware Limited Partnership by Dovenmuehle Mortgage, Inc., a Delaware Corporation, Its Sole General Partner, has caused this instrument to be executed by EDITH SCHAUBLE PICKETT, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said EDITH SCHAUBLE PICKETT, has executed this instrument in his capacity as such auctioneer on this the September 27, 1999.

Amir H. Ashtarani and Elhom Sadatgousheh, husband and wife  
Mortgagors

By Dovenmuehle Mortgage Company L.P., a Delaware Limited Partnership by Dovenmuehle Mortgage, Inc., a Delaware Corporation, Its Sole General Partner  
Mortgagee or Transferee of Mortgagee

By Edith Schauble Pickett  
EDITH SCHAUBLE PICKETT, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Dovenmuehle Mortgage Company L.P., a Delaware Limited Partnership by Dovenmuehle Mortgage, Inc., a Delaware Corporation, Its Sole General Partner  
Mortgagee or Transferee of Mortgagee

By Edith Schauble Pickett  
EDITH SCHAUBLE PICKETT, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By Edith Schauble Pickett  
EDITH SCHAUBLE PICKETT, 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 EDITH SCHAUBLE PICKETT, 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 September 27, 1999.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES: Sept. 10, 2002

Instrument prepared by:  
CHALICE E. TUCKER  
SHAPIRO & TUCKER, L.L.P.  
2100 16th Avenue South Suite 200  
Birmingham, Alabama 35205  
99-0697

GRANTEE'S ADDRESS  
1501 Woodfield Road  
Schaumburg, IL 60173-6052

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