

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Ron W. Sellers  
5665807

KNOW ALL MEN BY THESE PRESENTS: That, Ron W. Sellers, and wife, Angie Sellers did, on to-wit, on April 15, 1997, execute a mortgage to Hamilton Mortgage Corporation, an Alabama Corporation, which mortgage is recorded in Instrument# 1997-12199, said mortgage further assigned to SunTrust Mortgage, Inc., as recorded in Instrument# 1997-12200 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 SunTrust Mortgage, 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 September 29, October 6, 13, 1999; and

WHEREAS, on the October 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 SunTrust Mortgage, 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 SunTrust Mortgage, Inc., in the amount of One Hundred Twenty-Six Thousand Six Hundred Twenty-Five And 21/100ths (\$126,625.21), which sum the said SunTrust Mortgage, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said SunTrust Mortgage, 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 One Hundred Twenty-Six Thousand Six Hundred Twenty-Five And 21/100ths (\$126,625.21), cash, the said Ron W. Sellers, and wife, Angie Sellers, acting by and through the said SunTrust Mortgage, Inc., by KRISTY LIGGAN RILEY, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said SunTrust Mortgage, Inc., by KRISTY LIGGAN RILEY, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and KRISTY LIGGAN RILEY, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto SunTrust Mortgage, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 220, according to the Amended Map of Phase II, Weatherly, Warwick Village Sector 17, as recorded in Map Book 22 Page 67 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto SunTrust Mortgage, Inc., 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.

Inst # 1999-44235

10/27/1999-44235  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 12.00

IN WITNESS WHEREOF, the said SunTrust Mortgage, Inc., has caused this instrument to be executed by KRISTY LIGGAN RILEY, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said KRISTY LIGGAN RILEY, has executed this instrument in his capacity as such auctioneer on this the October 27, 1999.

Ron W. Sellers, and wife, Angie Sellers  
Mortgagors

By SunTrust Mortgage, Inc.  
Mortgagee or Transferee of Mortgagee

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

SunTrust Mortgage, Inc.  
Mortgagee or Transferee of Mortgagee

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

By Kristy Liggan Riley  
KRISTY LIGGAN RILEY, 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 LIGGAN RILEY, 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 October 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  
99-0859

  
NOTARY PUBLIC

GRANTEE'S ADDRESS

211 Perimeter Center Pkwy 1st Floor  
Atlanta, GA 30346

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