

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That TERESA A. BUTERA, an unmarried person, did, on to-wit, October 30, 1997 execute a mortgage to AMERICAN HOME FUNDING, INC., which mortgage is recorded in Instrument No. 1997-35759, et seq., in the Office of the Judge of Probate of Shelby County, Alabama, and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to and acquired by NORWEST MORTGAGE, INC., by document recorded in Instrument No. 1997-41441, in the Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said NORWEST 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 the City of Columbiana, Shelby County, Alabama, in its issues of August, 11, 18, and 25, 1999; and

WHEREAS, at the time and place stated in said notice the undersigned attorney-in-fact and auctioneer announced that such sale was postponed until the 19th day of October, 1999, and thereafter notice was published in The Shelby County Reporter, on the 13th day of October, 1999.

, WHEREAS, on October 19, 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 NORWEST MORTGAGE, INC., did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, 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 the said NORWEST MORTGAGE, INC., in the amount of SEVENTY EIGHT THOUSAND AND TWELVE DOLLARS (\$78,012.00), which sum the said NORWEST MORTGAGE, INC. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said NORWEST MORTGAGE, INC.; and

WHEREAS, said mortgage expressly authorized the Mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, 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 a credit of SEVENTY EIGHT AND TWELVE DOLLARS (\$78,012.00), on the indebtedness secured by said mortgage, the said TERESA A. BUTERA, an unmarried person, acting by and through the said NORWEST MORTGAGE, INC., by JAMES J. ODOM, JR., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and the said NORWEST MORTGAGE, INC., by JAMES J. ODOM, JR. as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JAMES J. ODOM, JR., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto NORWEST MORTGAGE, INC., the following described real estate situated in Shelby County, Alabama, to-wit:

Inst # 1999-45192
11/02/1999-45192

11:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MMS 17.00

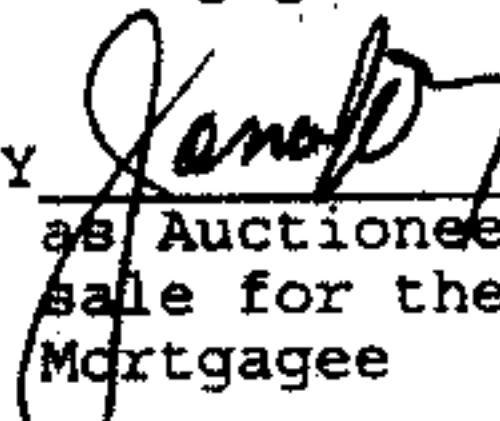
Lot 29, according to the amended map of Sugar Oaks, as recorded in Map Book 16 Page 126, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

TO HAVE AND TO HOLD THE above described property unto NORWEST MORTGAGE, INC., forever; subject, however, to the statutory rights of redemption on the part of those to entitled to redeem as provided by the laws of the State of Alabama.

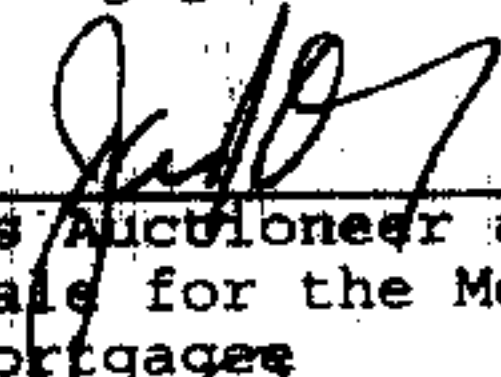
IN WITNESS WHEREOF, the said NORWEST MORTGAGE, INC., has caused this instrument to be executed by JAMES J. ODOM, JR., as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said JAMES J. ODOM, JR. has executed this instrument in his/her capacity as such auctioneer on this the 19th day of October, 1999.

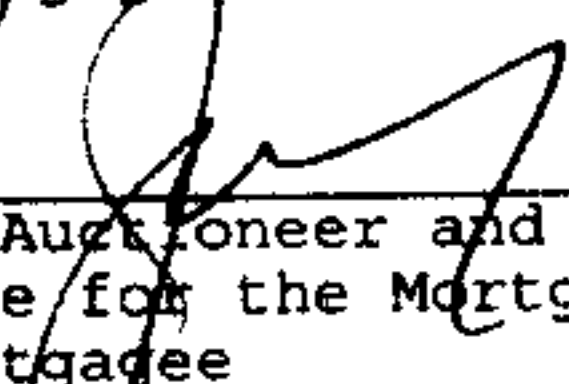
** TERESA A. BUTERA, UNMARRIED
Mortgagors

BY NORWEST MORTGAGE, INC.
Mortgagee or Transferee of Mortgagee

BY 
as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

** NORWEST MORTGAGE, INC.
Mortgagee or Transferee of Mortgagee

BY 
as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

** 
as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JAMES J. ODOM, JR., 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/she, in his/her 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 the same bears date.

Given under my hand and official seal this the 19th day of October, 1999.

Anne P. Marshall

Notary Public

My Commission Expires 3/13/2003

Inst # 1999-45192

THIS INSTRUMENT PREPARED BY:
ARTHUR M. STEPHENS
P.O. BOX 307
HUNTSVILLE, AL 35804

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SHELBY COUNTY JUDGE OF PROBATE
004 HNS 17.00