

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Nicholas A. Myers
13001436

KNOW ALL MEN BY THESE PRESENTS: That, Nicholas A. Myers and Gretchen C. Myers, Husband and Wife did, on to-wit, on June 27, 1997, execute a mortgage to CTX Mortgage Company, which mortgage is recorded in Instrument Number 1997-20699 said mortggae assigned to Homeside Lending, Inc. as recorded in Instrument Number 1997-27729. 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 Homeside Lending, 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 December 22, 29, 1999, January 5, 2000; and

WHEREAS, on the January 19, 2000, 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 Homeside Lending, 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 Homeside Lending, Inc., in the amount of One Hundred Thousand Seven Hundred Thirty-Eight And 68/100ths (\$100,738.68), which sum the said Homeside Lending, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Homeside Lending, 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 Thousand Seven Hundred Thirty-Eight And 68/100ths (\$100,738.68), cash, the said Nicholas A. Myers and Gretchen C. Myers, Husband and Wife, acting by and through the said Homeside Lending, Inc., by CHALICE E. TUCKER, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Homeside Lending, Inc., by CHALICE E. TUCKER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and CHALICE E. TUCKER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Homeside Lending, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 89, according to the map of Braelinn Village, Phase I, as recorded in Map Book 11, Page 100 in the Probate Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Homeside Lending, 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 * 2000-02097

01/19/2000-02097
03:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

IN WITNESS WHEREOF, the said Homestead Lending, Inc., has caused this instrument to be executed by CHALICE E. TUCKER, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said CHALICE E. TUCKER, has executed this instrument in his capacity as such auctioneer on this the January 19, 2000.

Nicholas A. Myers and Gretchen C. Myers, Husband and Wife
Mortgagors

By Homestead Lending, Inc.
Mortgagee or Transferee of Mortgage

By Chalice E. Tucker
CHALICE E. TUCKER, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgage

Homestead Lending, Inc.
Mortgagee or Transferee of Mortgage

By Chalice E. Tucker
CHALICE E. TUCKER, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgage

By Chalice E. Tucker
CHALICE E. TUCKER, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgage

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that CHALICE E. TUCKER, 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 January 19, 2000.

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
99-0732

Notary Public
NOTARY PUBLIC

GRANTEE'S ADDRESS
8120 Nations Way Building 100
Jacksonville, FL 32256

Inst # 2000-02097

01/19/2000-02097
03:26 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CJ1 12.00