

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Edward & Laura J. White
CM#1013857
MAP#00-0003

KNOW ALL MEN BY THESE PRESENTS: That, Edward White and wife, Laura J. White did, on to-wit: the 17th day of November, 1995 execute a mortgage to Castle Mortgage Corporation, which mortgage is recorded in Inst.# 1995-35662; 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 Castle Mortgage Corporation 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 19, 26 and February 2, 2000; and

WHEREAS, on the 22nd day of February, 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 Castle Mortgage Corporation 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 Castle Mortgage Corporation in the amount of **One Hundred Thirteen Thousand Two Hundred Eighty-Six Thousand and 90/100ths Dollars (\$113,286.90)**, which sum the said Castle Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Castle Mortgage Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, 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 Thirteen Thousand Two Hundred Eighty-Six Thousand and 90/100ths Dollars (\$113,286.90)**, cash, the said Edward White and wife, Laura J. White, acting by and through the said Castle Mortgage Corporation by Judy Pickens, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said Castle Mortgage Corporation, by Judy Pickens, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Judy Pickens, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Castle Mortgage Corporation the following described real estate situated in Shelby County, Alabama to wit:

A parcel of land situated in a portion of the Northwest Quarter of the Northwest Quarter of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northwest corner of Section 13, Township 20 South, Range 4 West; thence run east along the north line of said section 911.48 feet to the point of beginning; thence proceed east along the said north line 374.71 feet to the northerly right of way of South Shades Crest Road; thence turn right 147 degrees 50 minutes southwesterly along the said northerly right of way 273.23 feet; thence turn right 77 degrees 59 minutes northwesterly 201.74 feet to the point of beginning;

TO HAVE AND TO HOLD THE above described property unto Castle Mortgage Corporation 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 Castle Mortgage Corporation, has caused this instrument to be executed by Judy Pickens, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Judy Pickens, has executed this instrument in his capacity as such auctioneer on this the 22nd day of February, 2000.

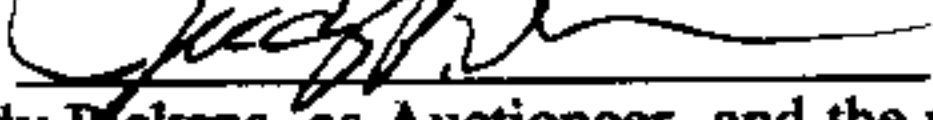
Edward White and wife, Laura J. White
Mortgagor(s)

02/22/2000-05482
02:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE


002 NYS 12.00

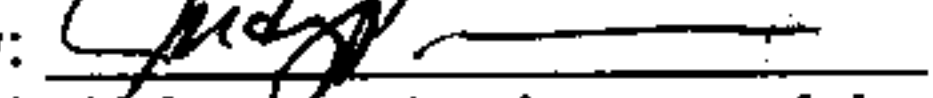
Inst # 2000-05482

By: Castle Mortgage Corporation Mortgagee
or Transferee of Mortgagee

By: 
Judy Pickens, as Auctioneer and the person
conducting said sale for the Mortgagee or
Transferee of Mortgagee

Castle Mortgage Corporation Mortgagee or
Transferee of Mortgagee

By: 
Judy Pickens, as Auctioneer and the person
conducting said sale for the Mortgagee or
Transferee of the Mortgagee

By: 
Judy Pickens, as Auctioneer and the person
conducting sale for the Mortgagee or
Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Judy Pickens, 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 name and official seal this the 22nd day of February, 2000.


NOTARY PUBLIC

COMMISSION EXPIRES: 5/10/2003

GRANTEE'S ADDRESS:
#2 Metroplex Drive, Suite 200
Birmingham, AL 35209

Instrument prepared by:
MARK A. PICKENS, P.C.
Post Office Box 59372
Birmingham, Alabama 35259

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SHELBY COUNTY JUDGE OF PROBATE
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