

MORTGAGE FORECLOSURE DEED

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: September 20, 1995, Casey J. Maul and his wife, Carla R. Maul, Mortgagors, executed a certain mortgage to CTX Mortgage Company, said mortgage being recorded in Instrument 1995-26601, in the Probate Office of Shelby County, Alabama; and

WHEREAS, said mortgage and the debt thereby secured was transferred to American Home Funding, being recorded in Instrument 9601/0168, being re-recorded in Instrument 2000-04794. Said mortgage was again transferred to Bank of America, FSB, now known as Bank of America, N.A., being recorded in Instrument 1998-42246, aforesaid records. Bank of America, N.A., as transferee, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Bank of America, N.A., as transferee, did declare all of the indebtedness secured by the said mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by U. S. Mail and by publication in Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of March 1, 8 and 15, 2000; and

WHEREAS, on April 6, 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 the said Bank of America, N.A., as transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of AMSOUTH BANK in the amount of One Hundred Ninety Six Thousand and 00/100 Dollars (\$196,000.00) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to AMSOUTH BANK; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said Bank of America, N.A.; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of One Hundred Ninety Six Thousand and 00/100 Dollars (\$196,000.00), Casey J. Maul and his wife, Carla R. Maul, Mortgagors, by and through the said Bank of America, N.A., as transferee, do grant, bargain, sell and convey unto AMSOUTH BANK the following described real property situated in Shelby County, Alabama to-wit:

Lot 10, according to the Survey of Rushing Parc, Sector One, as recorded in Map Book 19, Page 20, in the Probate Office of Shelby County, Alabama.


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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD, the above described property unto AMSOUTH BANK, its successors and assigns forever, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Casey J. Maul and his wife, Carla R. Maul, Mortgagors, by the said Bank of America, N.A., as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 6th day of April, 2000.

**CASEY J. MAUL
AND HIS WIFE,
CARLA R. MAUL,
MORTGAGORS**

**By: BANK OF AMERICA, N.A.
AS TRANSFEREE**

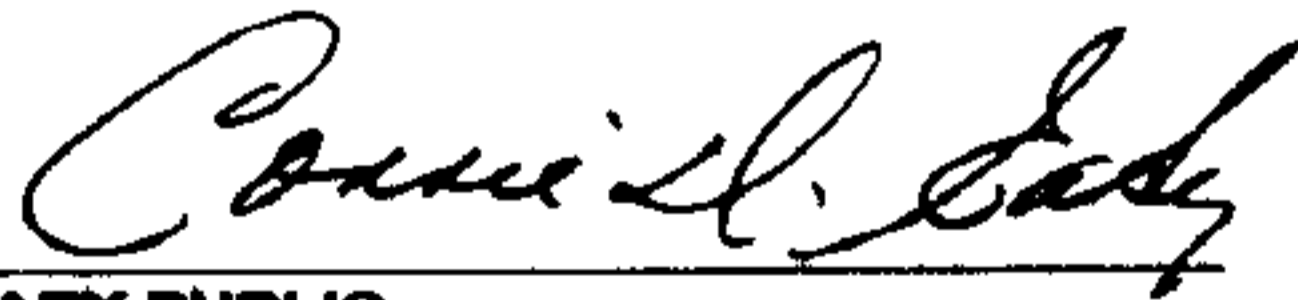
By: 

W. L. Longshore, Jr.,
Auctioneer

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said Bank of America, N.A., 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of April, 2000.



**NOTARY PUBLIC
My Commission Expires: 07/10/02**

**THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
Longshore, Buck & Longshore, P.C.
The Longshore Building
2009 Second Avenue North
Birmingham, Alabama 35203-3703
(205) 252-7661**

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