

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Claude M. Braddock  
53307091

KNOW ALL MEN BY THESE PRESENTS: That, Claude M. Braddock and Cynthia R. Braddock, husband and wife did, on to-wit, on July 30, 1997, execute a mortgage to Bank of America, FSB, which mortgage is recorded in Instrument Number 1997-24173 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 Bank of America, FSB 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 May 3, 10, 17, 2000; and

WHEREAS, on the May 31, 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 Bank of America, FSB 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 Bank of America, FSB, in the amount of Fifty-Seven Thousand Seven Hundred Exactly (\$57,700.00), which sum the said Bank of America, FSB offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Bank of America, FSB; 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 Fifty-Seven Thousand Seven Hundred Exactly (\$57,700.00), cash, the said Claude M. Braddock and Cynthia R. Braddock, husband and wife, acting by and through the said Bank of America, FSB, by KRISTY LIGGAN RILEY, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Bank of America, FSB, 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 Bank of America, FSB, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Map of Lake Meadows Estates, as recorded in Map Book 21, Page 74 and re-recorded in Map Book 22, Page 16, as recorded in the Probate Office of Shelby County, Alabama. Including the following Manufactured Home: Crown (make) 8030 (model) 26x64 (size) 1997 (year) CHAL1510A CHAL1510B (serial numbers)

TO HAVE AND TO HOLD THE above described property unto Bank of America, FSB, 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 # 2000-17822

05/31/2000-17822  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 196 12.00

IN WITNESS WHEREOF, the said Bank of America, FSB, 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 Mortgage, and in witness whereof the said KRISTY LIGGAN RILEY, has executed this instrument in his capacity as such auctioneer on this the May 31, 2000.

Claude M. Braddock and Cynthia R. Braddock, husband and wife  
Mortgagors

By Bank of America, FSB  
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

Bank of America, FSB  
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 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 May 31, 2000.

MY COMMISSION EXPIRES:

4/11/2004

Misti M. Brasher  
NOTARY PUBLIC

Instrument prepared by:  
✓ CHALICE E. TUCKER  
SHAPIRO & TUCKER, L.L.P.  
2100 16th Avenue South Suite 200  
Birmingham, Alabama 35205  
00-0415

GRANTEE'S ADDRESS  
10089 Willow Creek Rd #79090  
San Diego, CA 92131

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