

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA) *and mortgage corrected and refiled in Instrument #1998-20744
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Patricia L. Sisbarro, unmarried woman
did on the 29th day of May , 1998, execute a mortgage to

Southern Capital Resources, Inc. , which mortgage is recorded in Instrument
#1998-20284 , ~~XXXX~~ , in the Office of the Judge of Probate of
Shelby County, Alabama;* and which was ultimately transferred and assigned
to Principal Residential Mortgage, Inc. by instrument recorded in Instrument #2000-6537
in said Probate Office; and

WHEREAS, default was made in the payment of said indebted-
ness secured by said mortgage, and the said Principal Residential Mortgage,
Inc., Transferee,

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 in
Shelby County, Alabama, in its issues of June 28, 2000, July 5, 2000
and July 12, 2000; and

WHEREAS, on July 21, 2000 , the day on which the
foreclosure sale was due to be held, according to said notice, between
the legal hours of sale, said foreclosure sale was duly and properly
conducted, and the said Principal Residential Mortgage, Inc., Transferee,

did offer for sale and did sell at public outcry, in front of the
Courthouse door of Shelby County, Alabama, the property here-
inafter described; and

WHEREAS, the highest and best bid obtained for the property
described in the aforementioned mortgage was the bid of the said
Principal Residential Mortgage, Inc., Transferee,

in the amount of *****EIGHTY FIVE THOUSAND FORTY THREE AND 30/100*****
*****(\$85,043.30)***** Dollars, which sum the
said Principal Residential Mortgage, Inc., Transferee,

offered to credit to the indebtedness secured by said mortgage and
said property was thereupon sold to the said Principal Residential Mortgage,
Inc., Transferee; and

WHEREAS, David J. Chastain conducted said sale on behalf of
Principal Residential Mortgage, Inc., Transferee; and

WHEREAS, said mortgage expressly authorized the person con-
ducting 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 of a
credit in the amount of *****EIGHTY FIVE THOUSAND FORTY THREE
AND 30/100*****(\$85,043.30)***** Dollars, on the
indebtedness secured by said mortgage, the said Principal Residential Mortgage,
Inc., Transferee,

by David J. Chastain, its duly authorized agent and auctioneer

Inst # 2000-24636
07/21/2000-24636

12:53 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

THIS INSTRUMENT WAS PREPARED BY
DAVID J. CHASTAIN, ATTORNEY
FRANK NELSON BUILDING
205 20TH STREET NORTH, SUITE 227
BIRMINGHAM, ALABAMA 35203-3687

conducting said sale, does hereby grant, bargain, sell and convey unto the said Principal Residential Mortgage, Inc., Transferee,

the following described property situated in Shelby County, Alabama, to-wit:

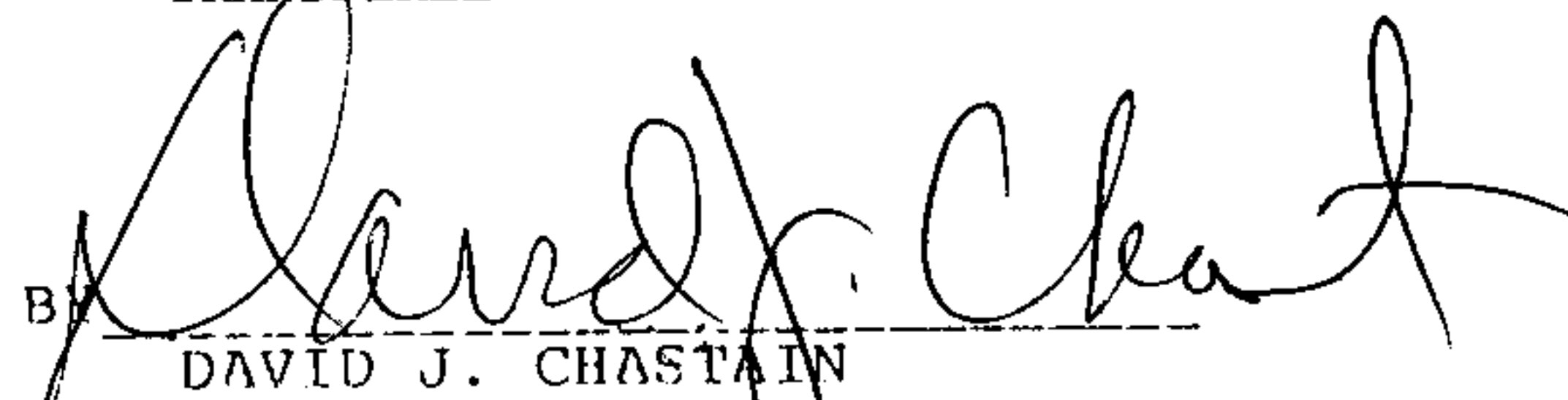
Commence at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 29, Township 19 South, Range 1 East; thence North 0 degrees 36 minutes 16 seconds West, a distance of 799.02 feet; thence South 89 degrees 36 minutes 09 seconds East, a distance of 184.0 feet to the West right of way line of Shelby County Road No. 101; thence North 00 degrees 35 minutes 37 seconds West along said West right of way line of Shelby County Road No. 101 for a distance of 139.33 feet to the POINT OF BEGINNING; thence continue along last said course for a distance of 200.43 feet to the South right of way line of Shelby County Road No. 280 (old U.S. Highway 280); thence South 64 degrees 44 minutes 33 seconds West along said Shelby County Road No. 280, a distance of 137.87 feet; thence South 12 degrees 58 minutes 13 seconds East, a distance of 182.94 feet; thence North 67 degrees 01 minutes 36 seconds East a distance of 93.87 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described property unto the said forever, subject, however, to the rights of redemption.

IN WITNESS WHEREOF, the said Principal Residential Mortgage, Inc., Transferee,

by David J. Chastain, as Auctioneer conducting said sale, caused these presents to be executed on this the 21st day of July, 19~~XX~~ 2000.

PRINCIPAL RESIDENTIAL MORTGAGE, INC.
TRANSFEREE

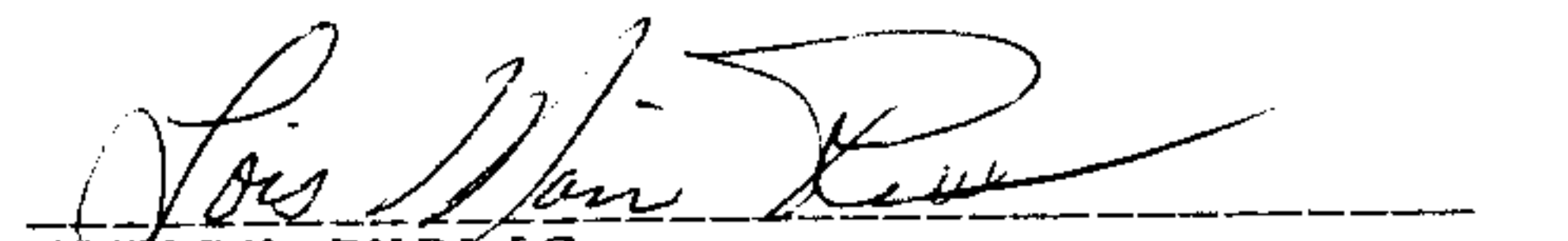
By 
DAVID J. CHASTAIN
AGENT AND AUCTIONEER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that David J. Chastain, whose name as Auctioneer and Agent for Principal Residential Mortgage, Inc., Transferee,

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 Agent, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of July, 19~~XX~~ 2000.


NOTARY PUBLIC
MY COMMISSION EXPIRES: October 29, 2000
Inst. # 2000-24636

ADDRESS OF TRANSFEREE

711 High Street
Des Moines, Iowa 50392

07/21/2000-24636
12:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00