

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Patrick J. Mazzeo
6046463

KNOW ALL MEN BY THESE PRESENTS: That Patrick J. Mazzeo, a married person and Bonnie L. Mazzeo, an married person did, on to-wit, the August 30, 1996, execute a mortgage to Norwest Mortgage, Inc., which mortgage is recorded in Instrument# 1996-29472 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 Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, 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 July 5, 12, 19, 2000; and

WHEREAS, on the July 26, 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 Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, 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 SHELBY RESOURCES, INC., in the amount of Ninety-Eight Thousand Two Hundred Sixty-Six Exactly (\$98,266.00), and said property was thereupon sold to the said SHELBY RESOURCES, 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 Ninety-Eight Thousand Two Hundred Sixty-Six Exactly (\$98,266.00), cash, the said Patrick J. Mazzeo, a married person and Bonnie L. Mazzeo, an married person, acting by and through the said Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., by MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto SHELBY RESOURCES, INC. , the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Map of Southern Hills, Sector 2, as recorded in Map Book 14, Page 49, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto SHELBY RESOURCES, INC. , forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

Inst # 2000-25244

07/27/2000-25244
03:50 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
JDE MMS 109.50

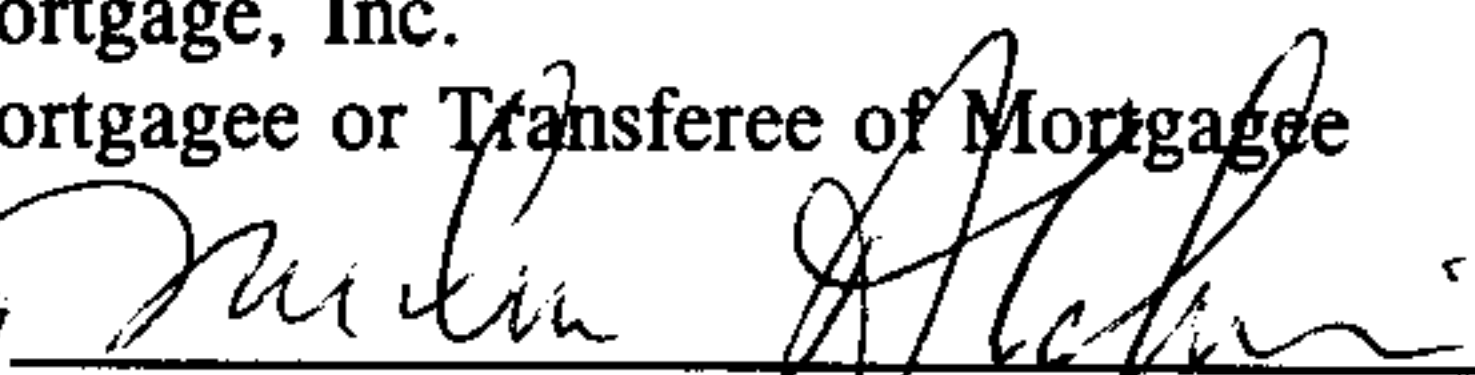
IN WITNESS WHEREOF, the said Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the July 26, 2000.

Patrick J. Mazzeo, a married person and Bonnie L. Mazzeo, an married person
Mortgagors

By Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

Mortgagee or Transferee of Mortgagee

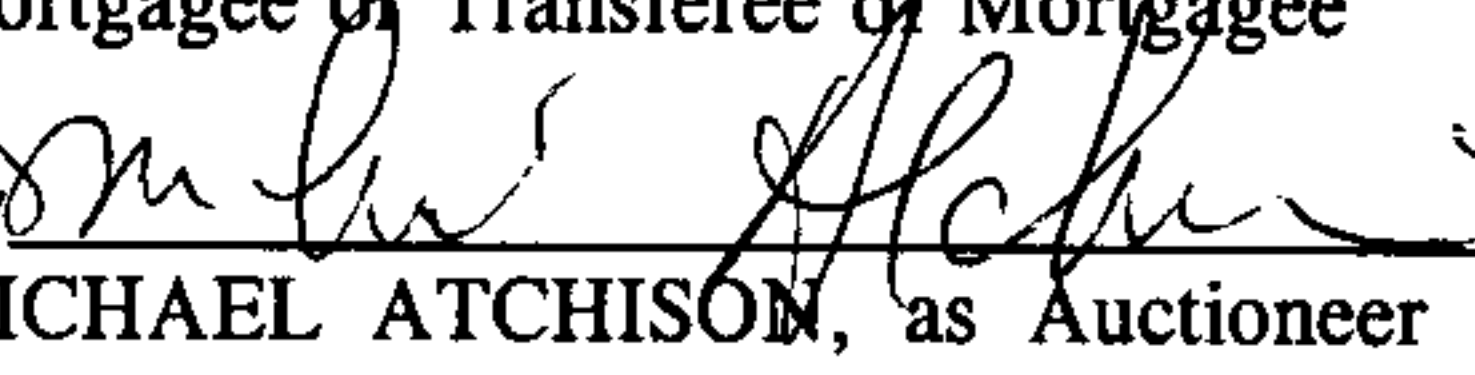
By


MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

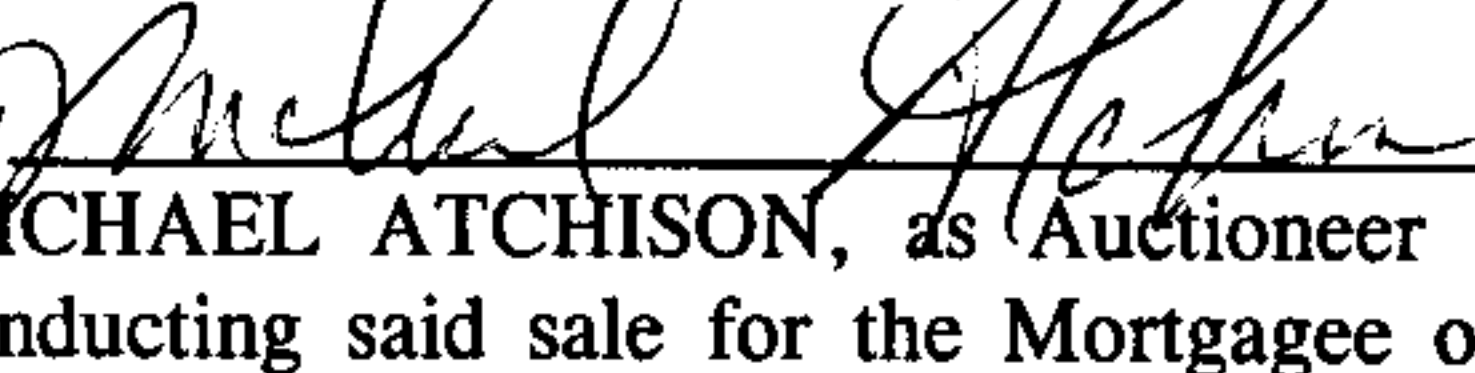
By Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

Mortgagee or Transferee of Mortgagee

By


MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By


MICHAEL ATCHISON, 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 MICHAEL ATCHISON, 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 hand and official seal this the July 26, 2000.


NOTARY PUBLIC

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2100 16th Avenue South Suite 200
Birmingham, Alabama 35205
00-0733L

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