

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

George A. Weldon
685160-4

KNOW ALL MEN BY THESE PRESENTS: That, George A. Weldon, an unmarried man did, on to-wit, on September 1, 1998, execute a mortgage to The Hutson Company, Inc., which mortgage is recorded in Instrument# 1999-34947, said mortgage duly transferred and assigned to Crescent Bank and Trust Company as recorded in Instrument# 1998-35478, re-recorded in Instrument# 2000-17479 further assigned to Chase Manhattan Mortgage Corporation as recorded in Instrument# 2000-08389, re-recorded in Instrument# 2000-17480 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 Chase Manhattan 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 The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 28, July 5, 12, 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 Chase Manhattan 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 Chase Manhattan Mortgage Corporation, in the amount of One Hundred Thirty-Three Thousand Ninety-Three And 44/100ths (\$133,093.44), which sum the said Chase Manhattan Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Chase Manhattan Mortgage Corporation; 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 One Hundred Thirty-Three Thousand Ninety-Three And 44/100ths (\$133,093.44), cash, the said George A. Weldon, an unmarried man, acting by and through the said Chase Manhattan Mortgage Corporation, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Chase Manhattan Mortgage Corporation, 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 Chase Manhattan Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Map and Survey of Meadow Brook Townhomes as recorded in Map Book 10, Page 2, in the Probate Office of Shelby County, Alabama, less and except the Northeasterly 0.55 feet of said Lot 11.

TO HAVE AND TO HOLD THE above described property unto Chase Manhattan 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.

Inst # 2000-25284
07/28/2000-25284
08:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00

IN WITNESS WHEREOF, the said Chase Manhattan Mortgage Corporation, 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.

George A. Weldon, an unmarried man
Mortgagors

By Chase Manhattan Mortgage Corporation
Mortgagee or Transferee of Mortgagee

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

Chase Manhattan Mortgage Corporation
Mortgagee or Transferee of Mortgagee

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

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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 July 26, 2000.

MY COMMISSION EXPIRES: 10-16-2000

Martha J. Wilder
NOTARY PUBLIC

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2100 16th Avenue South Suite 200
Birmingham, Alabama 35205
00-0486

GRANTEE'S ADDRESS
425 Phillips Boulevard
Ewing, NJ 08618

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