

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That Judith L. Waltman, an unmarried woman did execute a mortgage to SouthTrust Bank, an Alabama banking corporation f/k/a SouthTrust Bank, National Association, which mortgage is recorded in Instrument Number 1998-09282, in the Office of the Judge of Probate of Shelby County, Alabama (the "Mortgage"); and

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage and SouthTrust Bank, did declare all of the indebtedness secured by the Mortgage due and payable and did give due and proper notice of the foreclosure of the 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 August 23, 2000, August 30, 2000, and September 6, 2000; and

WHEREAS, on September 11, 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 SouthTrust Bank, did offer for sale and did sell at public outcry, in the City of Columbiana, Alabama, the property hereinafter described (the "Property"); and

WHEREAS, the highest and best bid for cash obtained for the Property was the bid of SouthTrust Bank, in the amount of Twenty Thousand One Hundred Six and ⁵³/_{100ths} DOLLARS (\$20,106.53) which sum SouthTrust Bank offered to credit on the indebtedness secured by the Mortgage, and the Property was thereupon sold to SouthTrust Bank; and

WHEREAS, the Mortgage expressly authorized the mortgagee thereunder to bid at the foreclosure sale thereof and to purchase the Property, if the highest bidder therefor, and authorized the mortgagee or auctioneer or any person conducting the foreclosure 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 a credit of Twenty Thousand One Hundred Six and ⁵³/_{100ths} DOLLARS (\$20,106.53) on the indebtedness secured by the Mortgage, Judith L. Waltman, an unmarried woman acting by and through Michael C. Ivey, CLA as the auctioneer and the person conducting the foreclosure sale for SouthTrust Bank and SouthTrust Bank, by Michael C. Ivey, CLA as the auctioneer and the person conducting the foreclosure sale for SouthTrust Bank, do hereby transfer and convey unto SouthTrust Bank, the following described real estate:

**LOT 3, ACCORDING TO THE RESURVEY OF LOTS 27 THROUGH 31
CHASE PLANTATION 4TH SECTOR AS RECORDED IN MAP BOOK 16
PAGE 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

Subject, however, to the following:

1. Any lien for ad valorem taxes, whether or not yet due and payable;
2. The statutory rights of redemption on the parts of those entitled to redeem as provided by the laws of the State of Alabama;
3. All easements, rights of way and restrictions of record; and
4. Any and all rights, liens, and interests of any and all persons and entities, of record or not, as may exist at law or in equity.

TO HAVE AND TO HOLD the Property unto SouthTrust Bank. forever; subject, however, to those exceptions noted above.

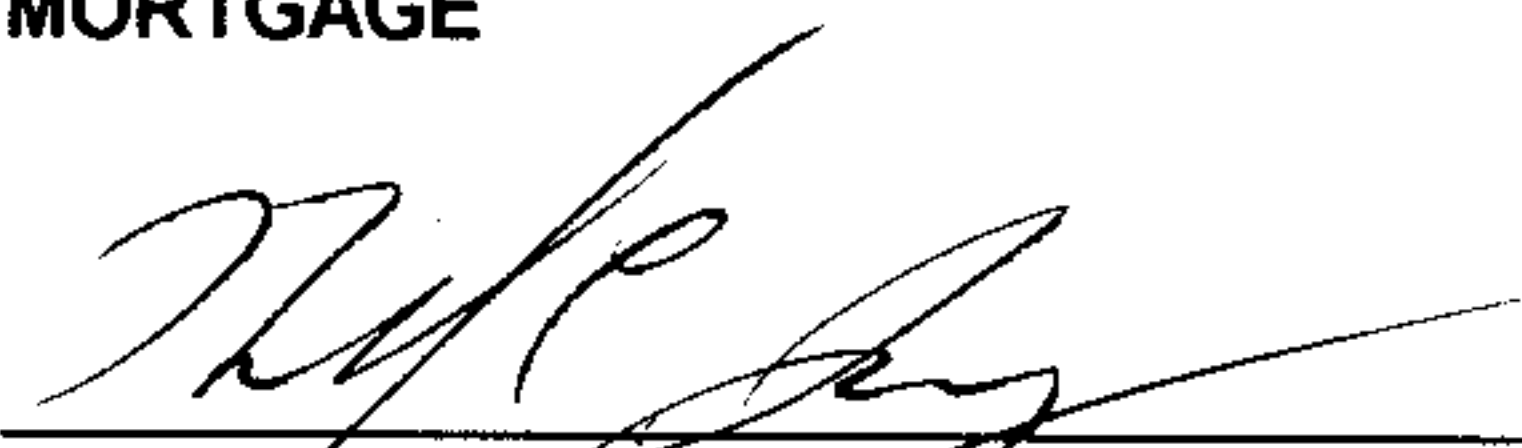
Inst # 2000-31282

09/11/2000-31282
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMB 14.50

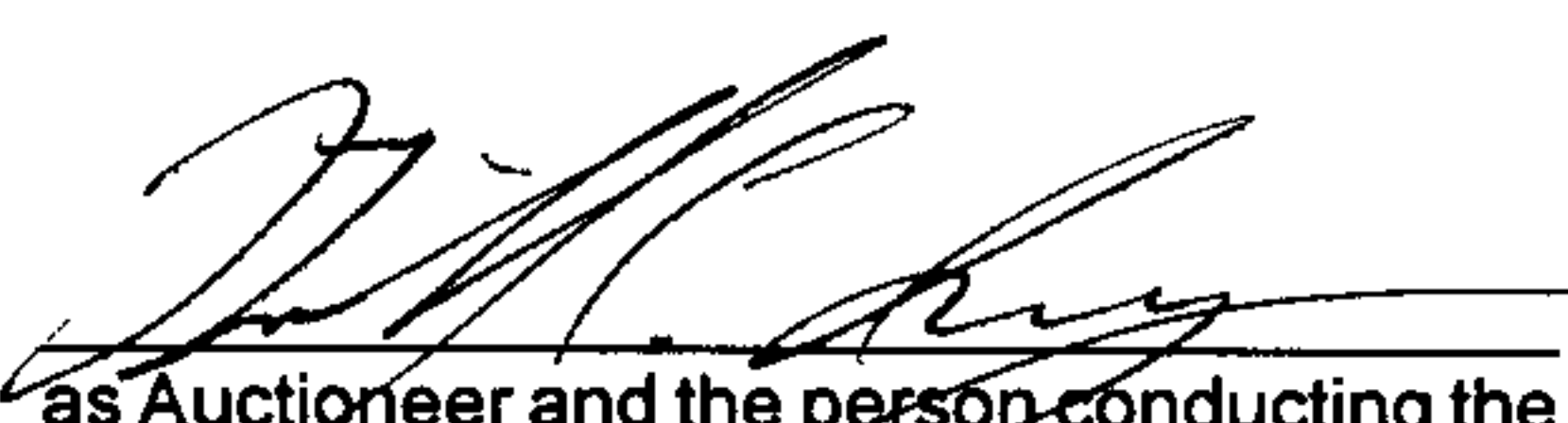
IN WITNESS WHEREOF, SouthTrust Bank has caused this instrument to be executed by Michael C. Ivey, CLA as the auctioneer and the person conducting the foreclosure sale for SouthTrust Bank, and in witness whereof Michael C. Ivey, CLA has executed this instrument in his capacity as such auctioneer on this Eleventh day of September 2000.

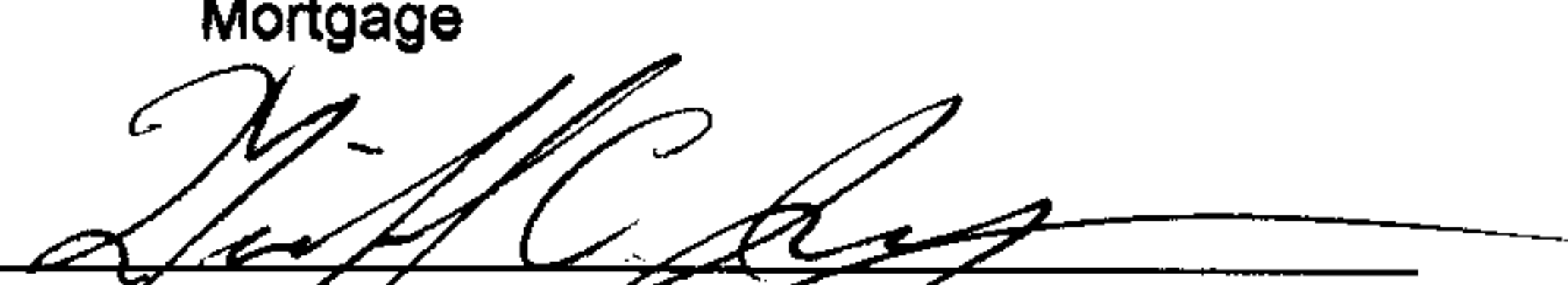
JUDITH L. WALTMAN, AN UNMARRIED WOMAN,
MORTGAGOR

By: SOUTHTRUST BANK, HOLDER OF THE
MORTGAGE

By: 
as Auctioneer and the person conducting the
foreclosure sale for the Holder of the
Mortgage

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foreclosure sale for the Holder of the
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as Auctioneer and the person conducting the
foreclosure sale for the Holder of the Mortgage

STATE OF ALABAMA)

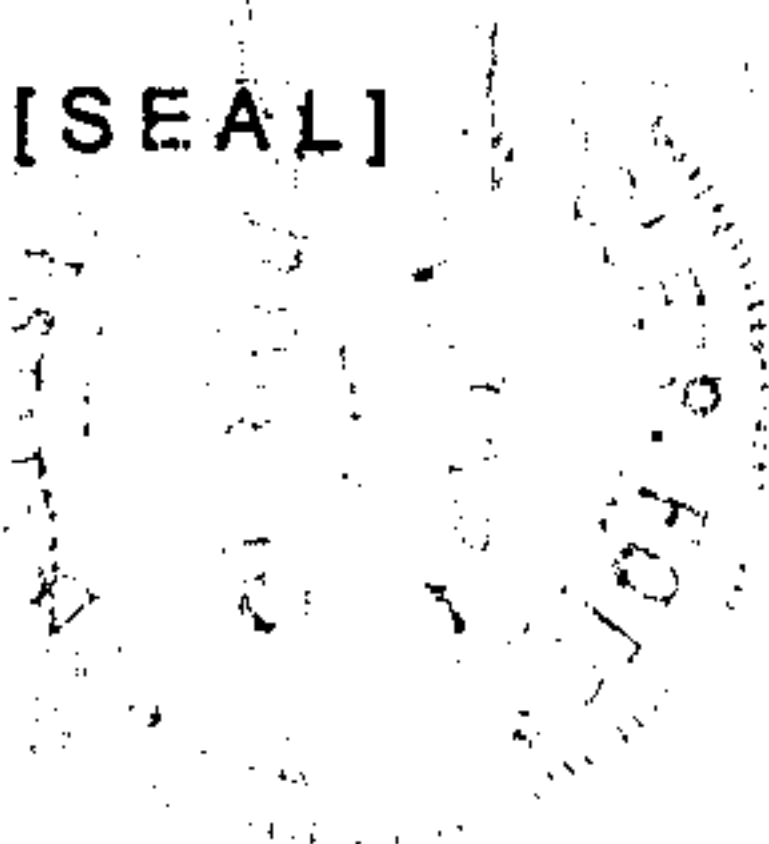
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Michael C. Ivey, CLA, whose name as Auctioneer and the person conducting the foreclosure sale for SouthTrust Bank, 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 and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the Eleventh day of September 2000.


NOTARY PUBLIC

My commission expires: June 9, 2004



THIS INSTRUMENT WAS PREPARED BY:

Rita H. Dixon
Burr & Forman LLP
3100 SouthTrust Tower
420 North 20th Street
Birmingham, Alabama 35203
(205)251-3000

RETURN INSTRUMENT TO PREPARER

Inst # 2000-31282

772688.1

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09/11/2000-31282
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HMB 14.50