

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Larry E. Johnson Jr.
400081818

KNOW ALL MEN BY THESE PRESENTS: That, Larry E. Johnson Jr, husband and Stacey H. Johnson, wife did, on to-wit, on April 16, 1999, execute a mortgage to New South Federal Savings Bank, which mortgage is recorded in Instrument# 1999-18618, said mortgage further assigned to Fleet Mortgage Corp., as recorded in Instrument# 1999-35202 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 Fleet Mortgage Corp., a South Carolina Corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island 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 December 20, 27, 2000, January 3, 2001; and

WHEREAS, on the January 17, 2001, 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 Fleet Mortgage Corp., a South Carolina Corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island 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 Fleet Mortgage Corp., a South Carolina Corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island Corporation, in the amount of Eighty-Three Thousand Twenty-Eight And 44/100ths (\$83,028.44), which sum the said Fleet Mortgage Corp., a South Carolina Corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Fleet Mortgage Corp., a South Carolina Corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island 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 Eighty-Three Thousand Twenty-Eight And 44/100ths (\$83,028.44), cash, the said Larry E. Johnson Jr, husband and Stacey H. Johnson, wife, acting by and through the said Fleet Mortgage Corp., a South Carolina Corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island Corporation, by JIM MCLEAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Fleet Mortgage Corp., a South Carolina Corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island Corporation, by JIM MCLEAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JIM MCLEAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Fleet Mortgage Corp., a South Carolina Corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

01/17/2001-01874
03:19 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 KMB 15.00

Inst # 2001-01874

Lot 1, according to the Survey of Willow Cove, Phase 1, as recorded in Map Book 23, Page 75, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Fleet Mortgage Corp., a South Carolina Corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island 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.

IN WITNESS WHEREOF, the said Fleet Mortgage Corp., a South Carolina Corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island Corporation, has caused this instrument to be executed by JIM MCLEAN, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said JIM MCLEAN, has executed this instrument in his capacity as such auctioneer on this the January 17, 2001.

Larry E. Johnson Jr, husband and Stacey H. Johnson, wife
Mortgagors

By Fleet Mortgage Corp., a South Carolina Corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island Corporation
Mortgagee or Transferee of Mortgagee

By JIM MCLEAN
JIM MCLEAN, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Fleet Mortgage Corp., a South Carolina Corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island Corporation
Mortgagee or Transferee of Mortgagee

By JIM MCLEAN
JIM MCLEAN, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By JIM MCLEAN
JIM MCLEAN, 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 JIM MCLEAN, 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 January 17, 2001.

MY COMMISSION EXPIRES:

March 3, 2003

Instrument prepared by:

CHALICE E. TUCKER

SHAPIRO & TUCKER, L.L.P.

2100 16th Avenue South Suite 200

Birmingham, Alabama 35205

00-1055

Quincy D. Owens
NOTARY PUBLIC

GRANTEE'S ADDRESS

P.O. Box 1169

Milwaukee, WI 53201-1169

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