

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

Inst # 2001-07421

03/05/2001-07421

09:47 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 DLH 15.00

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on to-wit: October 2, 1998, Larry H. Burchfield and Joann Burchfield, husband and wife,, Mortgagors, executed a certain mortgage to Equity National Mortgage, Inc. a corporation, said mortgage being recorded in **Instrument 1998/39860** in the Probate Office of Shelby County, Alabama; and

WHEREAS, the said Equity National Mortgage, Inc., a corporation, transferred and assigned said mortgage and the debt thereby secured to AmSouth Bank, a corporation, as transferee, said transfer being recorded in **Instrument 1998/39861**, aforesaid records, and AmSouth Bank, is now the holder and owner of said mortgage and debt.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said AmSouth Bank, as transferee, did declare all of the indebtedness secured by the said mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by U. S. Mail and by publication in the Alabama Messenger, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of January 24, 31 and February 7, 2001; and

WHEREAS, on February 28, 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 the said AmSouth Bank, as transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said AmSouth Bank, as transferee, in the amount of Ninety Two Thousand Four Hundred Thirty and 00/100 Dollars (\$92,430.00) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said AmSouth Bank; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said AmSouth Bank; and

WHEREAS, said mortgage expressly authorized the person conducting 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 the credit of Ninety Two Thousand Four Hundred Thirty and 00/100 Dollars (\$92,430.00), Larry H. Burchfield and Joann Burchfield, husband and wife, Mortgagors, by and through the said AmSouth Bank, as transferee, do grant, bargain, sell and convey unto the said AmSouth Bank, as transferee, the following described real property situated in Shelby County, Alabama to-wit:

The South 190 feet of the North 340 feet of the following described property: A 210 foot strip of uniform width lying 60 feet West and parallel to the East boundary of the NW-1/4 of the SW-1/4 which lies South of Shelby County Road No. 28, in Section 36, Township 21 South, Range 1 East, Shelby County, Alabama.

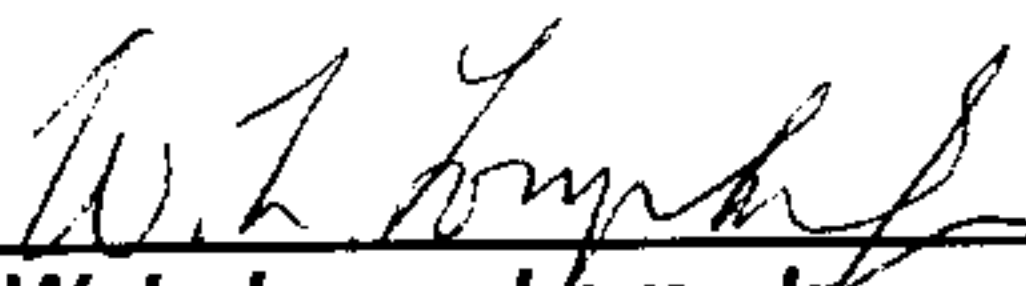
Together with a non-exclusive easement over and across the existing lying North of caption lands to provide ingress and egress of Shelby County Highway No. 28.

TO HAVE AND TO HOLD, the above described property unto the said AmSouth Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Larry H. Burchfield and Joann Burchfield, husband and wife,, Mortgagors, by the said AmSouth Bank, as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 28th day of February, 2001..

**LARRY H. BURCHFIELD AND
JOANN BURCHFIELD,
HUSBAND AND WIFE,
MORTGAGORS**

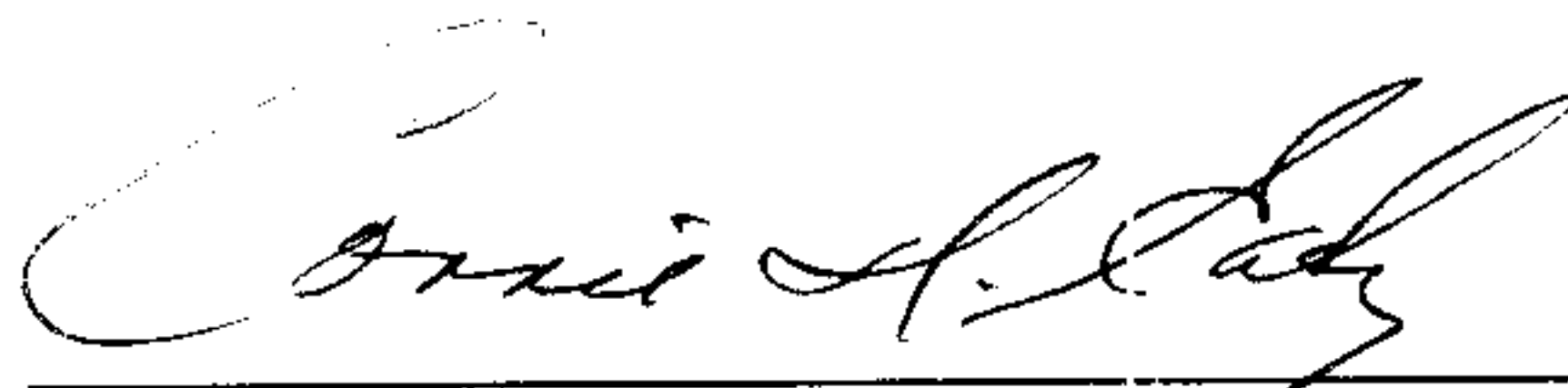
**By: AMSOUTH BANK,
AS TRANSFEREE**

By: 
W. L. Longshore, Jr.,
Auctioneer

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said AmSouth 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2001.



**NOTARY PUBLIC
My Commission Expires: 7/10/02**

**THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
LONGSHORE, BUCK & LONGSHORE, P.C.
2009 Second Avenue North
Birmingham, Alabama 35203**

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