

MORTGAGE FORECLOSURE DEED

Inst # 2001-20342

**STATE OF ALABAMA)
SHELBY COUNTY)**

**05/21/2001-20342
08:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 15.00**

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on to-wit: November 17, 1995, Donald E. Wykoff and wife, Sabrina A. Wykoff, Mortgagors, executed a certain mortgage to AmSouth Mortgage Company, Inc., now known as AmSouth Bank, a corporation, said mortgage being recorded as **Instrument 1995/35170**, in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said AmSouth Bank, as Mortgagee, 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 Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of April 11, 18 and 25, 2001; and

WHEREAS, on May 16, 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 Mortgagee, 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 Mortgagee, in the amount of One Hundred Two Thousand Two Hundred Fifty Seven and 78/100 Dollars (\$102,257.78) 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 One Hundred Two Thousand Two Hundred Fifty Seven and 78/100 Dollars (\$102,257.78), Donald E. Wykoff and wife, Sabrina A. Wykoff, Mortgagors, by and through the said AmSouth Bank, as Mortgagee, do grant, bargain, sell and convey unto the said AmSouth Bank, as Mortgagee, the following described real property situated in Shelby County, Alabama to-wit:

A parcel of land in the SW 1/4 of the SW 1/4 of Section 2, Township 20, South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 1 West, and run North along the East line of said 1/4-1/4 1091.68 feet to a point on the Northwesterly right of way line of a 50 foot Plantation Gas Pipeline right of way, said point being the point of beginning of the parcel of land herein described; thence continued North along last named course 224.44 feet to the Northeast corner of said 1/4 1/4; thence left 90 degrees 36 minutes and run West

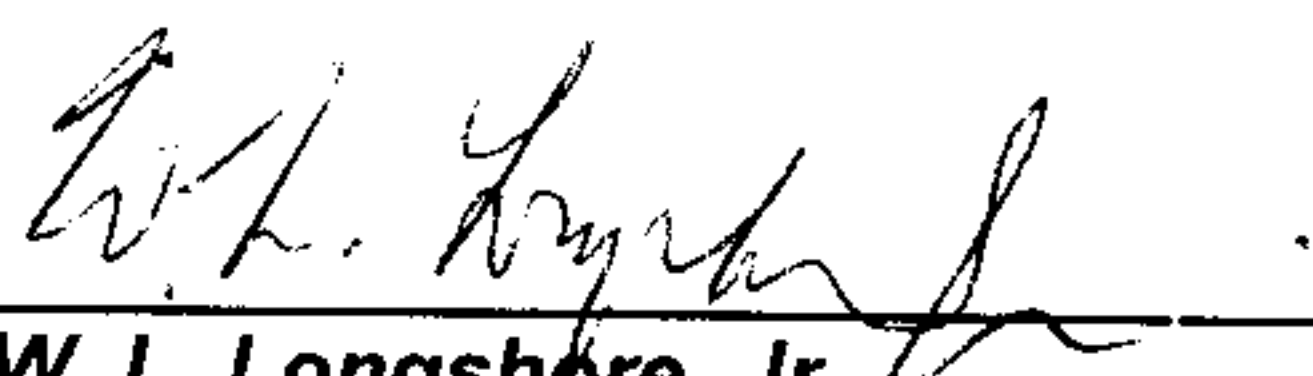
along the North line of said 1/4 1/4 100.09 feet to a point on the Southeasterly right of way line of Shelby County Road No.47; thence left 54 degrees 03 minutes and run Southwesterly along said Southeasterly right of way 425.39 feet to a point of curve to the right having a radius of 2000 feet and an interior angle of 3 degrees and 47 minutes 43 seconds; thence continue Southwesterly along said curve to the right 132.48 feet to a point of intersection with the Northwest right of way line of Plantation Gas Pipeline right of way; thence left 157 degrees 23 minutes 09 seconds and run Northeasterly along said Northwesterly right of way line 483.98 feet to the point of beginning; being situated in the SW 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama.

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 Donald E. Wykoff and wife, Sabrina A. Wykoff, Mortgagors, by the said AmSouth Bank, as Mortgagee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 16th day of May 16, 2001..

**DONALD E. WYKOFF AND WIFE,
SABRINA A. WYKOFF,
Mortgagors**

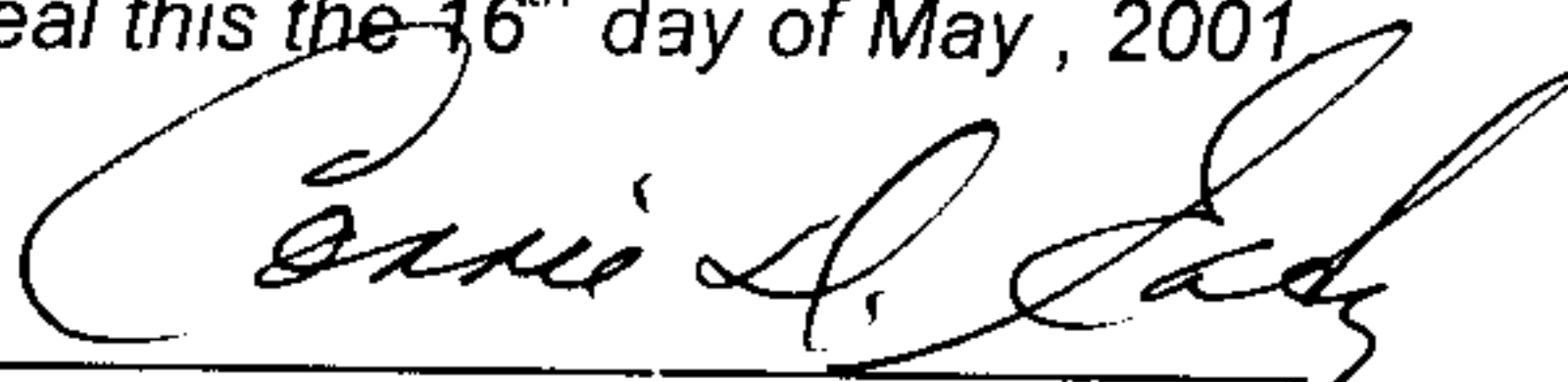
**By: AMSOUTH BANK
AS MORTGAGEE**

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 16th day of May, 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
(205) 252-7661**

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