

STATE OF ALABAMA )  
: )  
COUNTY OF )

## **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on, March 26, 1986, to-wit, Robert E. Sanders and wife, Karen E. Sanders, executed and delivered to AmSouth Mortgage Company, Inc., a mortgage conveying to AmSouth Mortgage Company, Inc., the property hereinafter described, which said mortgage was given to secure an indebtedness there in mentioned, and which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 066, at Page 380; being corrected and re-filed in Book 078, page 642 in said Probate Office; said Mortgage having been assigned by AmSouth Mortgage Company, Inc. to Union Bank and Trust Company, Montgomery, Alabama as Trustee under a certain Trust indenture, dated as of May 1, 1985 with Alabama Housing Finance Authority by virtue of that certain Assignment of Mortgage dated January 15, 1987 and recorded in said Probate Office in Book 115, page 969; said Mortgage having been further assigned by Regions Bank, as successor Trustee to Union Bank and Trust Company, Montgomery, Alabama as Trustee under a certain Trust indenture, dated as of May 1, 1985 with Alabama Housing Finance Authority to AmSouth Bank by virtue of that certain Assignment of Mortgages and Other Security Documents dated December 17, 1999 and recorded in said Probate Office under Instrument Number 2000/00490; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgagee as they or any part thereof became due, then AmSouth Mortgage Company, Inc. would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said mortgage was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefor, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said AmSouth Bank, as Assignee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, AmSouth Bank, as Assignee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 16, 2001, May 23, 2001 and May 30, 2001, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on June 6, 2001; and

WHEREAS, after having given said notice, AmSouth Bank, as Assignee, on the 6<sup>th</sup> day of June, 2001, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, Contracting Specialists, Inc., being the highest, best and last bidder at said sale, became the purchaser of said property at and or the sum of Fifty-Four Thousand Seven Hundred Fifteen and 00/100 Dollars (\$54,715.00).

NOW, THEREFORE, Contracting Specialists, Inc., by Bowdy J. Brown, the auctioneer making said sale, and Bowdy J. Brown, as said auctioneer, for and in consideration of the premises

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SHELBY COUNTY JUDGE OF PROBATE  
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and the sum of Fifty-Four Thousand Seven Hundred Fifteen and 00/100 Dollars (\$54,715.00), applied by AmSouth Bank, as Assignee, to the indebtedness secured by said mortgage, does hereby Grant, Bargain, Sell and Convey unto the said Contracting Specialists, Inc, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

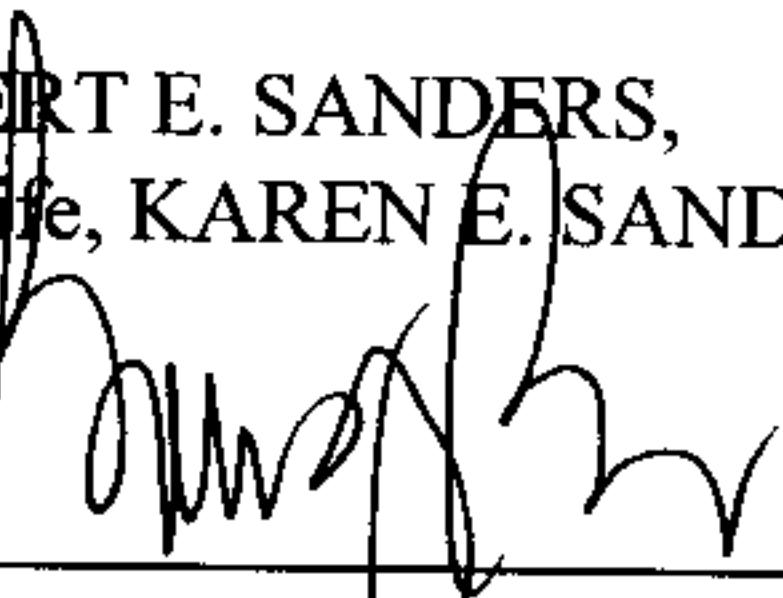
Lot 9, Block 3, according to the Survey of Willow Glen, Second Sector, as recorded in Map Book 8, page 102 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, encumbrances, restrictions, reservations and rights of way, if any, appearing of record affecting the above described property. This conveyance is also made subject to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America and unpaid taxes, if any.

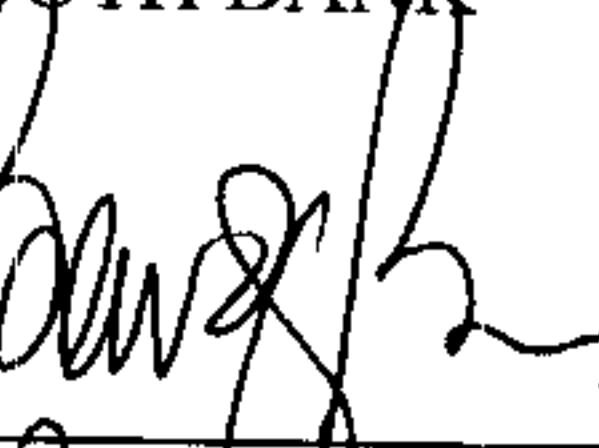
TO HAVE AND TO HOLD, the aforesigned property unto the said Contracting Specialists, Inc., its successors and assigns forever.

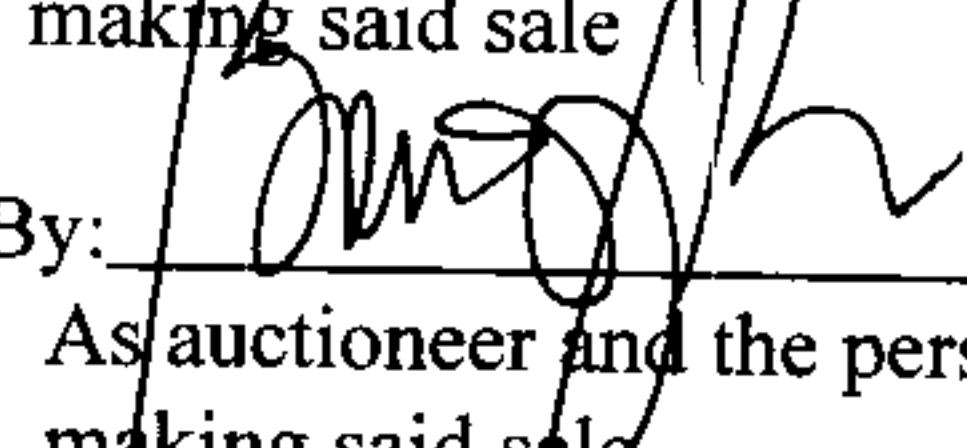
IN WITNESS WHEREOF, Robert E. Sanders and Karen E. Sanders, by Bowdy J. Brown, the person making said sale, AmSouth Bank, as Assignee, by Bowdy J. Brown, as auctioneer and the person making said sale, and Bowdy J. Brown, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 6<sup>th</sup> day of June, 2001.

ROBERT E. SANDERS,  
and wife, KAREN E. SANDERS

By:   
As auctioneer and the person making  
said sale

AMSOUPH BANK

By:   
As auctioneer and the person  
making said sale

By:   
As auctioneer and the person  
making said sale

STATE OF ALABAMA )  
: )  
COUNTY OF MONTGOMERY )

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **Bowdy J. Brown**, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 6<sup>th</sup> day of June, 2001.

  
Notary Public  
My commission expires: 9/01/02

(SEAL)

This instrument was prepared by:  
Bowdy J. Brown, Esq.  
Rushton, Stakely, Johnston & Garrett, P.A.  
Post Office Box 270  
Montgomery, Alabama 36101-0270  
f:\190\Regions\FloydP\fcdeed  
Our File No.: 1004-2793  
Loan No.: 7516743

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