

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Jeffrey S. Tesnow
1124676

KNOW ALL MEN BY THESE PRESENTS: That Jeffrey S. Tesnow and wife, Brenda D. Tesnow did, on to-wit, the May 27, 1994, execute a mortgage to First Federal Bank, A Federal Savings Bank, which mortgage is recorded in Instrument #1994-17457, which said mortgage was duly transferred and assigned to The Prudential Home Mortgage Company, Inc., by Instrument #1994-29524, further transferred to Norwest Mortgage, Inc., by Instrument #1996-34354 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

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WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Wells Fargo Home Mortgage, Inc. F/K/A Norwest Mortgage, Inc. 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 July 4, 11, 18, 2001; and

WHEREAS, on the July 25, 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 Wells Fargo Home Mortgage, Inc. F/K/A Norwest Mortgage, Inc. 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 CONTRACTING SPECIALISTS, INC., in the amount of One Hundred Sixty-Two Thousand One Exactly (\$162,001.00), and said property was thereupon sold to the said CONTRACTING SPECIALISTS, INC., 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 One Hundred Sixty-Two Thousand One Exactly (\$162,001.00), cash, the said Jeffrey S. Tesnow and wife, Brenda D. Tesnow, acting by and through the said Wells Fargo Home Mortgage, Inc. F/K/A Norwest Mortgage, Inc., by EDITH S. PICKETT, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Home Mortgage, Inc. F/K/A Norwest Mortgage, Inc., by EDITH S. PICKETT, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and EDITH S. PICKETT, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto CONTRACTING SPECIALISTS, INC. , the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of 2nd Sector, The Ridge at Meadowbrook, as recorded in Map Book 16, page 123, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto CONTRACTING SPECIALISTS, INC. , forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

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SHELBY COUNTY JUDGE OF PROBATE
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IN WITNESS WHEREOF, the said Wells Fargo Home Mortgage, Inc. F/K/A Norwest Mortgage, Inc., has caused this instrument to be executed by EDITH S. PICKETT, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said EDITH S. PICKETT, has executed this instrument in his capacity as such auctioneer on this the July 25, 2001.

Jeffrey S. Tesnow and wife, Brenda D. Tesnow
Mortgagors

By Wells Fargo Home Mortgage, Inc. F/K/A Norwest
Mortgage, Inc.
Mortgagee or Transferee of Mortgagee

By Edith S. Pickett

EDITH S. PICKETT, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

By Wells Fargo Home Mortgage, Inc. F/K/A Norwest
Mortgage, Inc.
Mortgagee or Transferee of Mortgagee

By Edith S. Pickett

EDITH S. PICKETT, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

By Edith S. Pickett

EDITH S. PICKETT, 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 EDITH S. PICKETT, 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 the July 25, 2001.

Quincy D. Duns
NOTARY PUBLIC

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North Suite 500
Birmingham, Alabama 35203
01-1195L

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