

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Margaret A. Helms
18022432

KNOW ALL MEN BY THESE PRESENTS: That, Margaret A. Helms, an unmarried woman did, on to-wit, on February 20, 1997, execute a mortgage to Standard Mortgage Corporation of Georgia, which mortgage is recorded in Instrument # 1997-05968, said mortgage assigned and transferred to Homeside Lending, Inc. as recorded in Instrument # 1997-10027 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 Homeside Lending, 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 August 8, 15, 22, 2001; and

WHEREAS, on the August 29, 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 Homeside Lending, 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 Homeside Lending, Inc., in the amount of Ninety-Five Thousand Ninety-Four And 80/100ths (\$95,094.80), which sum the said Homeside Lending, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Homeside Lending, 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 Ninety-Five Thousand Ninety-Four And 80/100ths (\$95,094.80), cash, the said Margaret A. Helms, an unmarried woman, acting by and through the said Homeside Lending, Inc., by JIM McLEAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Homeside Lending, Inc., 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 Homeside Lending, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 219, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By-Laws and Amendments thereto, as recorded in Misc. Book 12 Page 87 in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13 Page 2, Misc. Book 13 Page 4, and Misc. Book 13 Page 344 in said Probate Office together with an undivided interest in the common elements as set forth in said Declaration of Condominium. Floor plans and architectural drawings of said condominium recorded in Map Book 6 Page 62 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Homeside Lending, Inc., 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.

Inst # 2001-37264

08/29/2001-37264
01:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 15.00

IN WITNESS WHEREOF, the said Homeside Lending, Inc., 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 August 29, 2001.

Margaret A. Helms, an unmarried woman
Mortgagors

By Homeside Lending, Inc.
Mortgagee or Transferee of Mortgagee

By J. McLean
JIM McLEAN, as Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

Homeside Lending, Inc.
Mortgagee or Transferee of Mortgagee

By J. McLean
JIM McLEAN, as Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

By J. 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 August 29, 2001.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES: Sept. 10, 2002
Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North Suite 500
Birmingham, Alabama 35203
01-0960

[Signature]
NOTARY PUBLIC

GRANTEE'S ADDRESS
8120 Nations Way Building 100
Jacksonville, FL 32256

Inst # 2001-37264

08/29/2001-37264
01:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB \$5.00