

PREPARED BY: JAMES WHIDDON
MORRIS, SCHNEIDER & PRIOR, L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341
(770) 234-9181

MSP FILE NO.: 381.A16903AL/LML
LOAN NO.: 0044163947


20020626000300780 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
06/26/2002 14:17:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on July 11, 2001, **Billy F. Sheffield and Jackie R. Sheffield n/k/a Jackie Sheffield Carroll, Party of the First Part**, executed a certain mortgage to **Long Beach Mortgage Company**, which said mortgage is recorded in Instrument No. INST. NO. 2001-30208, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to Bankers Trust Company of California, N.A., as Trustee for the Long Beach Mortgage Loan Trust 2001-3, Party of the Second Part, by instrument dated 03/01/02 and recorded in Real Property Book * 20020626000300770, at page _____, in said Probate Office; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Bankers Trust Company of California, N.A., as Trustee for the Long Beach Mortgage Loan Trust 2001-3 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 publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 1/9, 1/16, and 1/23/2001 and 2/6/2002 and 2/27/2002; and

WHEREAS, on March 28, 2002, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, 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 Bankers Trust Company of California, N.A., as Trustee for the Long Beach Mortgage Loan Trust 2001-3 in the amount of **SIXTY-FIVE THOUSAND TWO HUNDRED FORTY AND 29/100 DOLLARS (\$ 65,240.29)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Bankers Trust Company of California, N.A., as Trustee for the Long Beach Mortgage Loan Trust 2001-3; and

WHEREAS, James Greer, Esq., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any 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 **SIXTY-FIVE THOUSAND TWO HUNDRED FORTY AND 29/100 DOLLARS (\$ 65,240.29)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part,

both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Bankers Trust Company of California, N.A., as Trustee for the Long Beach Mortgage Loan Trust 2001-3, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of NW 1/4 of NE 1/4 of Section 7, Township 22, Range 1 East and run West 390 feet to the point of beginning of the lot herein conveyed, thence South 45 degrees West 210 feet; thence North 45 degrees West 210 feet; thence North 45 degrees East 210 feet; thence South 45 degrees East 210 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Bankers Trust Company of California, N.A., as Trustee for the Long Beach Mortgage Loan Trust 2001-3, 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Billy F. Sheffield and Jackie R. Sheffield n/k/a Jackie Sheffield Carroll and Bankers Trust Company of California, N.A., as Trustee for the Long Beach Mortgage Loan Trust 2001-3 have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 28th day of March, 2002.

BY:

AS:

Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Greer, Esq., whose name as attorney-in-fact and auctioneer for Billy F. Sheffield and Jackie R. Sheffield n/k/a Jackie Sheffield Carroll and Bankers Trust Company of California, N.A., as Trustee for the Long Beach Mortgage Loan Trust 2001-3, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, 2002.


NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS