

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: February 2, 1996, Michael N. Verciglio and Sheila Verciglio, husband and wife,, Mortgagors, executed a certain mortgage to **NGN Financial Service, Inc..** a corporation, said mortgage being recorded in **Instrument #1996-05149**, in the Probate Office of Shelby County, Alabama; and

WHEREAS, the said **NGN Financial Service, Inc.** , a corporation, transferred and assigned said mortgage and the debt thereby secured to **ABN AMRO Mortgage Group, Inc.**, a corporation, as transferee, said transfer being recorded in **Instrument 1996-05150**, aforesaid records, and **ABN AMRO Mortgage Group, Inc.**, is now the holder and owner of said mortgage and debt.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said **ABN AMRO Mortgage Group, Inc.**, as transferee, 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 May 15, 22 and 29, 2002; and

WHEREAS, on June 26, 2002, 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 **ABN AMRO Mortgage Group, Inc.**, as transferee, 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 **ABN AMRO Mortgage Group, Inc.**, as transferee, in the amount of Four Hundred Seventy Five Thousand Seven Hundred Forty Six and 73/100 Dollars (\$475,746.73) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said **ABN AMRO Mortgage Group, Inc.**; and

WHEREAS, **W. L. Longshore, Jr.** conducted said sale on behalf of the said **ABN AMRO Mortgage Group, Inc.**; 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 Four Hundred Seventy Five Thousand Seven Hundred Forty Six and 73/100 Dollars (\$475,746.73), Michael N. Verciglio and Sheila Verciglio, husband and wife, Mortgagors, by and through the said **ABN AMRO Mortgage Group, Inc.**, as transferee, do grant, bargain, sell and convey unto the said **ABN AMRO Mortgage Group, Inc.**, as transferee, the following described real property situated in Shelby County, Alabama to-wit:

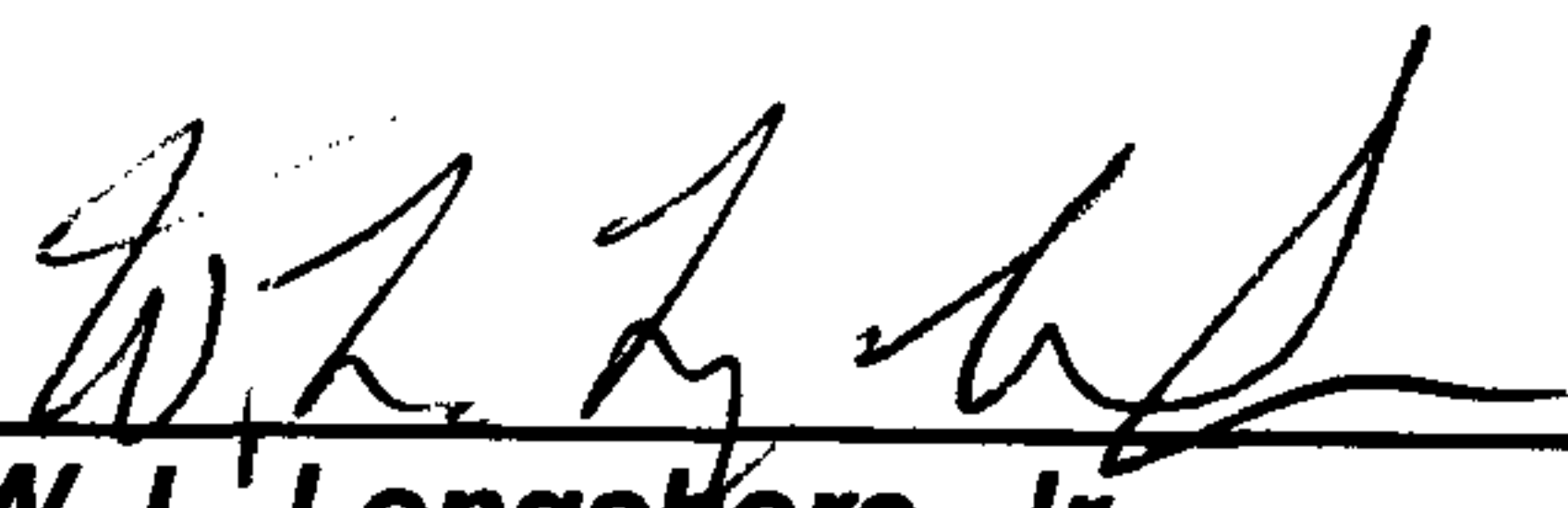
Lot 53-A, according to a Resurvey of Lots 52 & 53, Greystone, 1st Sector, Phase II, recorded in Map Book 16, page 8, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said ABN AMRO Mortgage Group, Inc., 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 Michael N. Verciglio and Sheila Verciglio, husband and wife, Mortgagors, by the said ABN AMRO Mortgage Group, Inc., as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 26th day of June, 2002.

**MICHAEL N. VERCIGLIO
AND
SHEILA VERCIGLIO,
HUSBAND AND WIFE,
Mortgagors**

**By: ABN AMRO Mortgage Group, Inc.,
AS TRANSFEREE**

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 ABN AMRO Mortgage Group, Inc., 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 26th day of June, 2002.



**NOTARY PUBLIC
My Commission Expires: 5/16/05**

**THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
LONGSHORE, BUCK & LONGSHORE, P.C.
2009 Second Avenue North
Birmingham, Alabama 35203**

**GRANTEE'S ADDRESS:
ABN AMRO MORTGAGE GROUP, INC.
7159 Corklan Drive
Jacksonville, FL 32258**