


SEND TAX NOTICE TO:  
HomeComings Financial Network  
9275 Sky Park Ct., Ste 300  
San Diego, CA 92123  
(#0413041195/0001)

  
20021122000585290 Pg 1/3 21.00  
Shelby Cnty Judge of Probate, AL  
11/22/2002 13:36:00 FILED/CERTIFIED

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of September, 2001, Barry L. Harrison husband and wife Tonya K. Harrison, executed that certain mortgage on real property hereinafter described to Americapital Funding Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 2001-44829, said mortgage having subsequently been transferred and assigned to Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as Trustee, by instrument recorded in Instrument 2002-484850, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and

proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 23, 2002, October 30, 2002, and November 6, 2002; and

WHEREAS, on November 22, 2002, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee; and

WHEREAS, Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee was the highest bidder and best bidder in the amount of Ninety-Three Thousand Five Hundred and 00/100 Dollars (\$93,500.00) on the indebtedness secured by said mortgage, the said Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 9 and the East 25 feet of Lot 10, in block 274, according to Dunstan's map of the town of Calera, Alabama. Subject to an easement for ingress and egress described as follows: Commence at the Southwest corner of Lot 10, block 274, Dunstan's map of Calera; thence run East along the South line of said Lot 10 for a distance of 50.21 feet to the point of beginning, from the point of beginning thus obtained continue along the last described course for a distance of 3.01 feet; thence turn an angle to the left of 94 degrees 45 feet 23 seconds and run North for a distance of 85.25 feet; thence turn an angle to the left of 90 degrees and run West for a distance of 3.00 feet; thence turn an angle to the left of 90 degrees and run South for a distance of 85.00 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee, its successors/heirs and assigns forever; subject,

however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee, has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 22<sup>nd</sup> day of November, 2002.

Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee

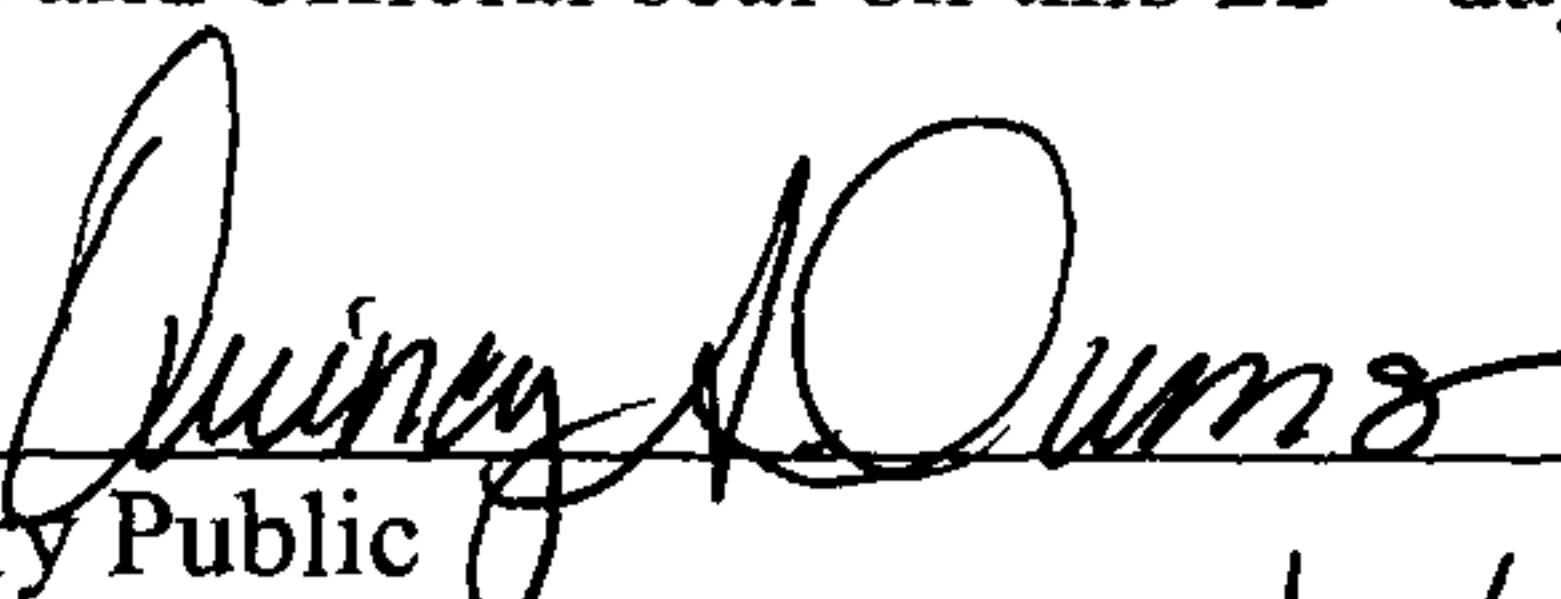
By:   
Michael Corvin, Auctioneer and Attorney-in-Fact

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STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and official seal on this 22<sup>nd</sup> day of November, 2002.

  
Notary Public  
My Commission Expires: 3/3/2003

This instrument prepared by:  
Jerry E. Held  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727