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20030110000020840 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
01/10/2003 13:29:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on September 19, 2000, **Robert E. Teachworth and Beverly A. Teachworth A/K/A Beverly Headley, husband and wife as joint tenants, Party of the First Part**, executed a certain mortgage to **Long Beach Mortgage Company**, which said mortgage is recorded in Instrument No. INST. NO. 2000-33469, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to First Union National Bank, as Trustee for the Long Beach Mortgage Loan Trust 2000-1, Party of the Second Part, by instrument dated 1-10-03 and recorded in Real Property Book 20030110000020840 at page _____, in said Probate Office; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and First Union National Bank, as Trustee for the Long Beach Mortgage Loan Trust 2000-1 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 10/2, 10/9 & 10/16/02; and

WHEREAS, on October 24, 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 First Union National Bank, as Trustee for the Long Beach Mortgage Loan Trust 2000-1 in the amount of **FORTY-THREE THOUSAND SEVEN HUNDRED NINETY-NINE AND 59/100 DOLLARS (\$ 43,799.59)**; 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 First Union National Bank, as Trustee for the Long Beach Mortgage Loan Trust 2000-1; and

WHEREAS, Marcus Clark, 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 **FORTY-THREE THOUSAND SEVEN HUNDRED NINETY-NINE AND 59/100 DOLLARS (\$ 43,799.59)**, 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 First Union National Bank, as Trustee for the Long Beach Mortgage Loan Trust 2000-1, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

A LOT SITUATED IN THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4, SECTION 9, TOWNSHIP 24, RANGE 15 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID FORTY AND RUN THENCE IN A WESTERLY DIRECTION ON THE SOUTH LINE OF SAID FORTY, 224 FEET TO THE EAST MARGIN OF THE COUNTY ROAD; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST MARGIN OF SAID ROAD 300 FEET; THENCE IN A EASTERLY DIRECTION 171 FEET TO THE EAST LINE OF SAID FORTY; THENCE IN A SOUTHERLY DIRECTION ALONG SAID EAST LINE 300 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described property unto First Union National Bank, as Trustee for the Long Beach Mortgage Loan Trust 2000-1, 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, Robert E. Teachworth and Beverly A. Teachworth A/K/A Beverly Headley, husband and wife as joint tenants and First Union National Bank, as Trustee for the Long Beach Mortgage Loan Trust 2000-1 have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 24th day of October, 2002.

BY:

AS:

Auctioneer and Attorney-in-fact

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STATE OF ALABAMA
COUNTY OF CULLMAN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Marcus Clark, whose name as attorney-in-fact and auctioneer for Robert E. Teachworth and Beverly A. Teachworth A/K/A Beverly Headley, husband and wife as joint tenants and First Union National Bank, as Trustee for the Long Beach Mortgage Loan Trust 2000-1, 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 24th day of October, 2002.

Patricia A. Dunn
NOTARY PUBLIC
My Commission Expires: 11-19-02
PATRICIA A. DUNN
NOTARY PUBLIC
ALABAMA STATE AT LARGE