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Shelby Cnty Judge of Probate,AL
01/29/2003 10:32:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on December 12, 1997, **Theresa M. Hutchinson, an unmarried woman, Party of the First Part,** executed a certain mortgage to **American Investment Mortgage, Inc.,** which said mortgage is recorded in Instrument No. 1997-40823, in the Office of the Judge of Probateof Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to Standard Federal Bank, Party of the Second Part, by instrument dated December 12, 1997 and recorded in Instrument Number 1998-05133, in said Probate Office; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Atlantic Mortgage & Investment Corporation, a division of ABN AMRO Mortgage Group., Inc., a Delaware Corp., successor in interest by merger of Standard Federal Bank 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 3/28, 4/18, 4/25, & 5/2/01; and

WHEREAS, on May 10, 2001, 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 Atlantic Mortgage & Investment Corporation, a division of ABN AMRO Mortgage Group., Inc., a Delaware Corp., successor in interest by merger of Standard Federal Bank in the amount of **EIGHTY-NINE THOUSAND SIX HUNDRED TWENTY-TWO AND 16/100 DOLLARS ($ 89,622.16)**; 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 Atlantic Mortgage & Investment Corporation, a division of ABN AMRO Mortgage Group., Inc., a Delaware Corp., successor in interest by merger of Standard Federal Bank; 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 EIGHTY-NINE THOUSAND SIX HUNDRED TWENTY-TWO AND 16/100 DOLLARS ($ 89,622.16), 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 Atlantic Mortgage & Investment Corporation, a division of ABN AMRO Mortgage Group., Inc., a Delaware Corp., successor in interest by merger of Standard Federal Bank, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 502, according to the survey of Weatherly Aberdeen, Sector 18, as recorded in Map Book 21, Page 148 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Mineral and Mining rights excepted

TO HAVE AND TO HOLD the above described property unto Atlantic Mortgage & Investment Corporation, a division of ABN AMRO Mortgage Group., Inc., a Delaware Corp., successor in interest by merger of Standard Federal Bank, 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, Theresa M. Hutchinson, an unmarried woman and Atlantic Mortgage & Investment Corporation, a division of ABN AMRO Mortgage Group., Inc., a Delaware Corp., successor in interest by merger of Standard Federal Bank have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 10th day of May, 2001.

BY: James H. Greer

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 Theresa M. Hutchinson, an unmarried woman and Atlantic Mortgage & Investment Corporation, a division of ABN AMRO Mortgage Group., Inc., a Delaware Corp., successor in interest by merger of Standard Federal Bank, 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 10th day of May, 2001.

Honie G. Cannon

NOTARY PUBLIC

My Commission Expires:

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