

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Harvey R. Saxon
9080052918

KNOW ALL MEN BY THESE PRESENTS: That, Harvey R. Saxon, a single man did, on to-wit, on March 29, 2000, execute a mortgage to Castle Mortgage Corporation, which mortgage is recorded in Instrument # 2000-10734; said mortgage duly transferred and assigned to CitiMortgage, Inc., by instrument recorded in Instrument # 2000-17777 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said State Street Bank and Trust Company, as trustee by CitiMortgage, Inc. as attorney in fact did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of February 26, March 05, 12, 2003; and

WHEREAS, on the March 19, 2003, 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 State Street Bank and Trust Company, as trustee by CitiMortgage, Inc. as attorney in fact did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of State Street Bank and Trust Company, as trustee by CitiMortgage, Inc. as attorney in fact, in the amount of Three Hundred Eleven Thousand Fifteen Exactly (\$311,015.00), which sum the said State Street Bank and Trust Company, as trustee by CitiMortgage, Inc. as attorney in fact offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said State Street Bank and Trust Company, as trustee by CitiMortgage, Inc. as attorney in fact; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Three Hundred Eleven Thousand Fifteen Exactly (\$311,015.00), cash, the said Harvey R. Saxon, a single man, acting by and through the said State Street Bank and Trust Company, as trustee by CitiMortgage, Inc. as attorney in fact, by KIM VANDEGRUFF, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said State Street Bank and Trust Company, as trustee by CitiMortgage, Inc. as attorney in fact, by KIM VANDEGRUFF, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and KIM VANDEGRUFF, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto State Street Bank and Trust Company, as trustee by CitiMortgage, Inc. as attorney in fact, the following described real estate situated in Shelby County, Alabama, to-wit:

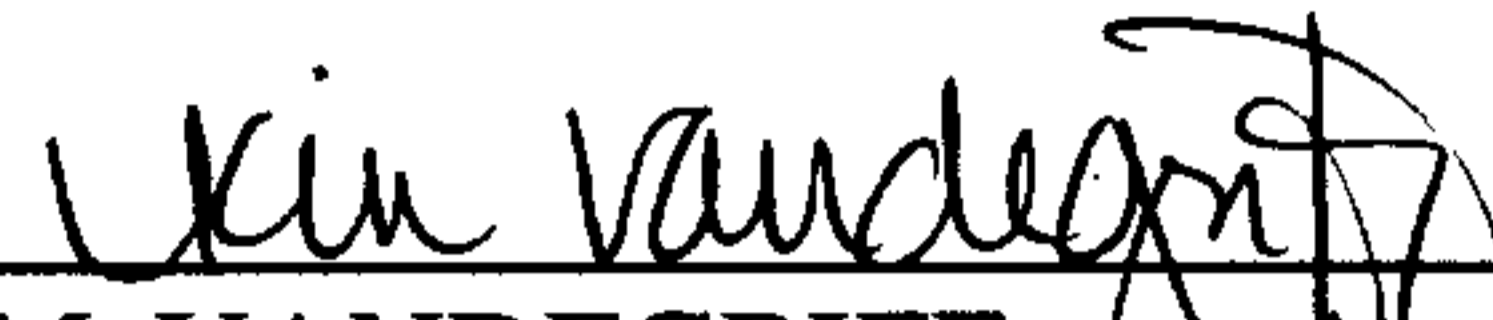
Lot 27, according to the Survey of Heatherwood 3rd Sector, as recorded in Map Book 8, Page 29 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto State Street Bank and Trust Company, as trustee by CitiMortgage, Inc. as attorney in fact, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.


IN WITNESS WHEREOF, the said State Street Bank and Trust Company, as trustee by CitiMortgage, Inc. as attorney in fact, has caused this instrument to be executed by KIM VANDEGRIFF, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said KIM VANDEGRIFF, has executed this instrument in his capacity as such auctioneer on this the March 19, 2003.


Harvey R. Saxon, a single man
Mortgagors

By State Street Bank and Trust Company, as trustee by
CitiMortgage, Inc. as attorney in fact
Mortgagee or Transferee of Mortgagee

By 
KIM VANDEGRIFF, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgagee

State Street Bank and Trust Company, as trustee by CitiMortgage,
Inc. as attorney in fact
Mortgagee or Transferee of Mortgagee

By 
KIM VANDEGRIFF, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgagee

By 
KIM VANDEGRIFF, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that KIM VANDEGRIFF, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this March 19, 2003.

MY COMMISSION EXPIRES:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 14, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North Suite 500
Birmingham, Alabama 35203
01-2751L


NOTARY PUBLIC

GRANTEE'S ADDRESS
15851 Clayton Road
Ballwin, MO 63011-2297