

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

William L. Singleton
8004585181

KNOW ALL MEN BY THESE PRESENTS: That, William L. Singleton and Patsy R. Singleton, Husband and Wife did, on to-wit, on March 3, 1997, execute a mortgage to Group Financial Southeast, which mortgage is recorded in Instrument #1997-06912; re-recorded in 20030402000195380 said mortgage duly transferred and assigned to Fleet Mortgage Corporation, by instrument recorded in Instrument #1997-06913 ; re-recorded in 20030402000195390 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 Washington Mutual Bank, FA successor by operation of law to Washington Mutual Home Loans, Inc. successor by merger to Fleet Mortgage Corp. 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 March 12, 19, 26, 2003; and

WHEREAS, on the April 2, 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 Washington Mutual Bank, FA successor by operation of law to Washington Mutual Home Loans, Inc. successor by merger to Fleet Mortgage Corp. 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 Washington Mutual Bank, FA successor by operation of law to Washington Mutual Home Loans, Inc. successor by merger to Fleet Mortgage Corp., in the amount of One Hundred Six Thousand One Hundred Sixty-Eight And 2/100ths (\$106,168.02), which sum the said Washington Mutual Bank, FA successor by operation of law to Washington Mutual Home Loans, Inc. successor by merger to Fleet Mortgage Corp. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Washington Mutual Bank, FA successor by operation of law to Washington Mutual Home Loans, Inc. successor by merger to Fleet Mortgage Corp.; 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 One Hundred Six Thousand One Hundred Sixty-Eight And 2/100ths (\$106,168.02), cash, the said William L. Singleton and Patsy R. Singleton, Husband and Wife, acting by and through the said Washington Mutual Bank, FA successor by operation of law to Washington Mutual Home Loans, Inc. successor by merger to Fleet Mortgage Corp., by KIM VANDEGRIFF, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Washington Mutual Bank, FA successor by operation of law to Washington Mutual Home Loans, Inc. successor by merger to Fleet Mortgage Corp., by KIM VANDEGRIFF, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and KIM VANDEGRIFF, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Washington Mutual Bank, FA successor by operation of law to Washington Mutual Home Loans, Inc. successor by merger to Fleet Mortgage Corp., the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE 1/4 of the NE 1/4, Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence run Northerly along the East line of said Quarter-Quarter 415.0 feet to the point of beginning of the property being described; thence continue along last described course 100.0 feet to a point; thence turn 89 deg. 43 min. left and run 221.65 feet to a point on the East line of public road; thence turn 90 deg. 17 min. left and run Southerly along road line 100.0 feet to a point; thence turn 89 deg. 43 min. left and run Easterly 221.65 feet to the point of beginning.

TO HAVE AND TO HOLD THE above described property unto Washington Mutual Bank, FA successor by operation of law to Washington Mutual Home Loans, Inc. successor by merger to Fleet Mortgage Corp., 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 Washington Mutual Bank, FA successor by operation of law to Washington Mutual Home Loans, Inc. successor by merger to Fleet Mortgage Corp., 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 April 2, 2003.

William L. Singleton and Patsy R. Singleton, Husband and Wife
Mortgagors

By Washington Mutual Bank, FA successor by operation of law to
Washington Mutual Home Loans, Inc. successor by merger to Fleet
Mortgage Corp.

Mortgagee or Transferee of Mortgagee

By Kim Vandegriff

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

Washington Mutual Bank, FA successor by operation of law to
Washington Mutual Home Loans, Inc. successor by merger to Fleet
Mortgage Corp.

Mortgagee or Transferee of Mortgagee

By Kim Vandegriff

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

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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 April 2, 2003.

MY COMMISSION EXPIRES:

Deborah L. Horton
NOTARY PUBLIC

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North Suite 500
Birmingham, Alabama 35203
03-0252

GRANTEE'S ADDRESS
P.O. Box 1169
Milwaukee, WI 53201-1169

MY COMMISSION EXPIRES
3-28-2004