

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: October 14, 1998, Michael Kress and Maggie Kress, husband and wife, Mortgagors, executed a certain mortgage to AmSouth Bank, said mortgage being recorded in Instrument #1998-40669, in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said AmSouth Bank, as mortgagee, 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 U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of September 25, October 2 and 9, 2002

WHEREAS, on October 16, 2002, 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 the said AmSouth Bank, as mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, 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 Phillip Anglin and Valerie Anglin in the amount of Thirty One Thousand Two Hundred One and 00/100 Dollars (\$31,201.00) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to Phillip Anglin and Valerie Anglin, as joint tenants, with right of survivorship; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said AmSouth Bank; and

WHEREAS, said mortgage expressly authorized the 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 Thirty One Thousand Two Hundred One and 00/100 Dollars (\$31,201.00), Michael Kress and Maggie Kress, husband and wife, Mortgagors, by and through the said AmSouth Bank, as mortgagee, do grant, bargain, sell and convey unto Phillip Anglin and Valerie Anglin, as joint tenants, with right of survivorship the following described real property situated in Shelby County, Alabama to-wit:

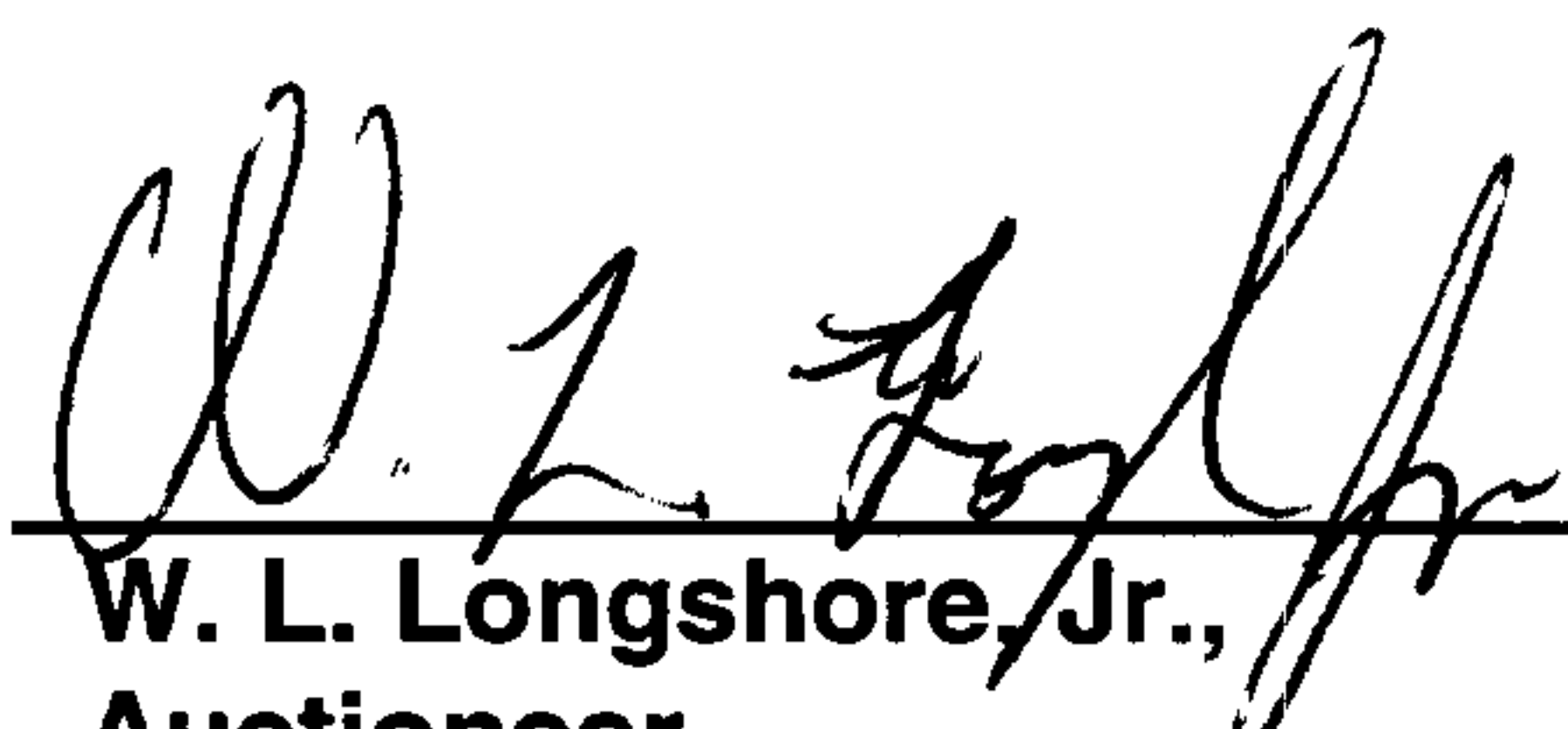
**Lot 1, according to the Survey of Windy Oaks Phase 2,
as recorded in Map Book 15, Page 112, in the Probate
Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD, the above described property unto Phillip Anglin and Valerie Anglin, their heirs 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.

IN WITNESS WHEREOF, the said Michael Kress and Maggie Kress, husband and wife, Mortgagors, by the said AmSouth Bank, as mortgagee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 16th day of October, 2002.

**MICHAEL KRESS
AND
MAGGIE KRESS
HUSBAND AND WIFE,
MORTGAGORS**

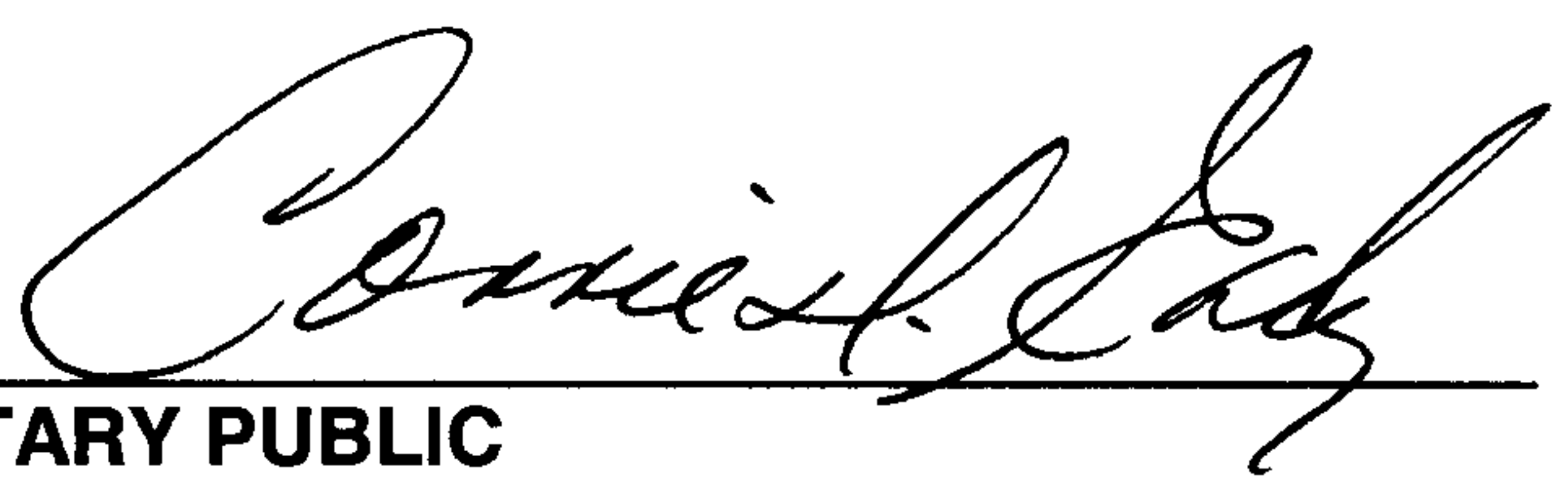
By: AMSOUTH BANK

By: 
W. L. Longshore, Jr.,
Auctioneer

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said AmSouth 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of October, 2002.


NOTARY PUBLIC
My Commission Expires: 07/10/06

**THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
LONGSHORE, BUCK & LONGSHORE, P.C.
Longshore Building
2009 Second Avenue North
Birmingham, Alabama 35203-3703
(205) 252-7661**