

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Joseph Lee Livermore
94326

KNOW ALL MEN BY THESE PRESENTS: That, Joseph Lee Livermore and Jamie B. Livermore, husband and wife did, on to-wit, on December 22, 1998, execute a mortgage to MortgageAmerica, Inc., which mortgage is recorded in Instrument #1998-51269; said mortgage duly transferred and assigned to Standard Mortgage Corporation, by instrument recorded in Instrument #1999-26470 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 Standard 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 April 23, 30, May 7, 2003; and

WHEREAS, on the May 14, 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 Standard 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 Standard Mortgage Corp., in the amount of Two Hundred Thousand Fourteen And 16/100ths (\$200,014.16), which sum the said Standard Mortgage Corp. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Standard 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 Two Hundred Thousand Fourteen And 16/100ths (\$200,014.16), cash, the said Joseph Lee Livermore and Jamie B. Livermore, husband and wife, acting by and through the said Standard Mortgage Corp., by KIM VANDEGRIFF, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Standard 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 Standard Mortgage Corp., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, Block 4, according to the Survey of Norwick Forest, Second Sector, as recorded in Map Book 13, Page 23 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Standard 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.

Shapiro

IN WITNESS WHEREOF, the said Standard 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 May 14, 2003.

Joseph Lee Livermore and Jamie B. Livermore, husband and wife
Mortgagors

By Standard 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

Standard Mortgage Corp.
Mortgagee or Transferee of Mortgagee

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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 May 14, 2003.

MY COMMISSION EXPIRES:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 21, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Allyson Jaye Williams
NOTARY PUBLIC

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North Suite 500
Birmingham, Alabama 35203
02-2328

GRANTEE'S ADDRESS
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