

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shad D. Molck
53123899

KNOW ALL MEN BY THESE PRESENTS: That, Shad D. Molck and Anne Michelle Molck, husband and wife did, on to-wit, on July 23, 2002, execute a mortgage to Watermark Financial Partners, Inc., which mortgage is recorded in Instrument #20020815000386100; said mortgage duly transferred and assigned to Washington Mutual Bank, FA by instrument recorded in Instrument #20020815000386120 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 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 16, 23, 30, May 14, 2003; and

WHEREAS, on the May 21, 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 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, in the amount of One Hundred Twenty-Two Thousand One Hundred Thirty And 41/100ths (\$122,130.41), which sum the said Washington Mutual Bank, FA offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Washington Mutual Bank, FA; 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 Twenty-Two Thousand One Hundred Thirty And 41/100ths (\$122,130.41), cash, the said Shad D. Molck and Anne Michelle Molck, husband and wife, acting by and through the said Washington Mutual Bank, FA, by KIM VANDEGRIF, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Washington Mutual Bank, FA, by KIM VANDEGRIF, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and KIM VANDEGRIF, 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, the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 245-A, according to a Resurvey of Lot 245 and 246, Chandalar South, Sixth Sector addition as recorded in Map Book 8, Page 96 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

TO HAVE AND TO HOLD THE above described property unto Washington Mutual Bank, FA, 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, 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 21, 2003.


Shad D. Molck and Anne Michelle Molck, husband and wife
Mortgagors

By Washington Mutual Bank, FA
Mortgagee or Transferee of Mortgagee

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

Washington Mutual Bank, FA
Mortgagee or Transferee of Mortgagee

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

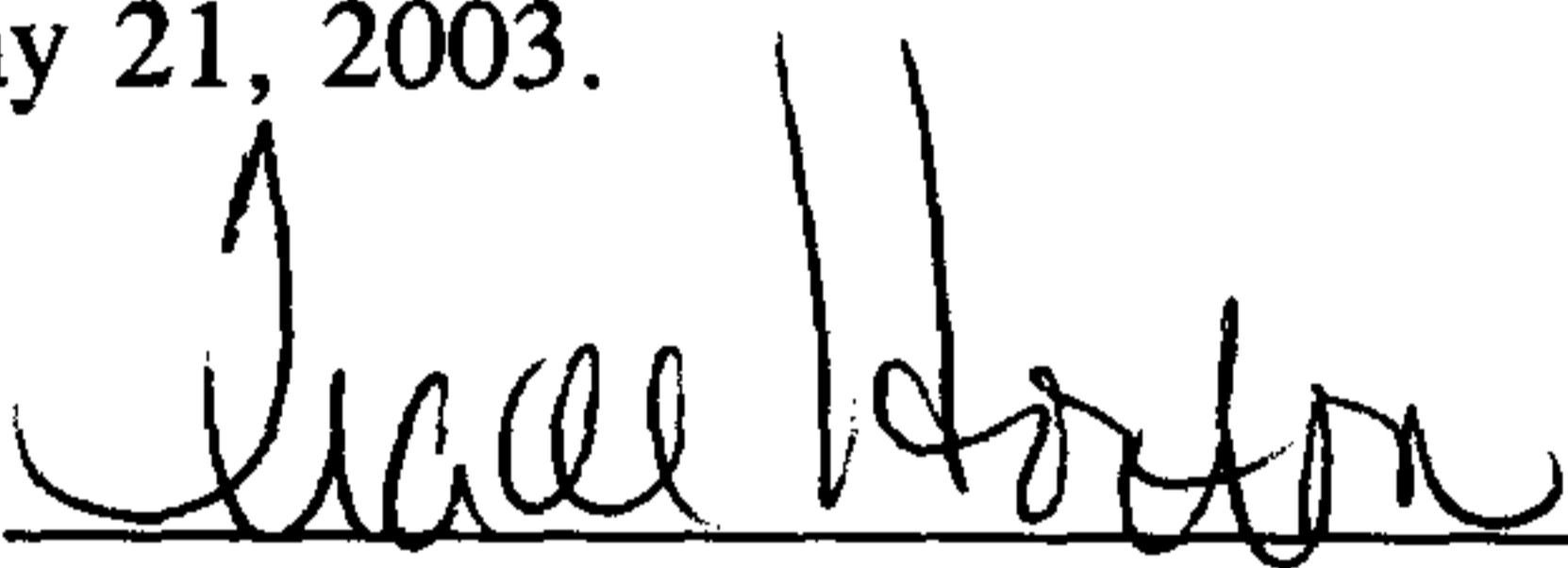
By 
KIM VANDEGRIFF, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgagee

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 May 21, 2003.

MY COMMISSION EXPIRES:
NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: Feb 13, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS


NOTARY PUBLIC

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North Suite 500
Birmingham, Alabama 35203
03-0589

GRANTEE'S ADDRESS
P.O. Box 1169
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