


MORTGAGE FORECLOSURE DEED


20030627000405880 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
06/27/2003 15:40:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF Shelby)

Beverly M. Wood and Paul L. Wood
Loan No. 1026939
MAP#03-0284

KNOW ALL MEN BY THESE PRESENTS: That, Beverly M. Wood and husband, Paul L. Wood did, on to-wit: the 7th day of May, 2001 execute a mortgage to Castle Mortgage Corporation, which mortgage is recorded in Instrument No. 2001-20927 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 Castle Mortgage Corporation 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 May 28, June 4 and June 11, 2003; and

WHEREAS, on the 27th day of June, 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 Castle Mortgage Corporation 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 Castle Mortgage Corporation in the amount of Fifty Five Thousand and 00/100ths Dollars (\$55,000.00), which sum the said Castle Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Castle Mortgage Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, 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 Fifty Five Thousand and 00/100ths Dollars (\$55,000.00), cash, the said Beverly M. Wood and husband, Paul L. Wood, acting by and through the said Castle Mortgage Corporation by Mark A. Pickens, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said Castle Mortgage Corporation, by Mark A. Pickens, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Mark A. Pickens, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Castle Mortgage Corporation the following described real estate situated in Shelby County, Alabama to wit:

A Parcel of land in the Northeast Quarter of the Southeast Quarter of Section 11, Township 18 South, Range 1 East, being part of the same land described in a deed to Patricia Ann and David Thompson, recorded in Real Book 207, at Page 297, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at a 1 ½" pipe found for the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 11; thence North 00 degrees 20 minutes 00 seconds East, along the East line of said Section, a distance of 999.66 feet to a 1 ½" rebar set with a cap stamped "S. Wheeler RPLS 16165", thence North 89 degrees, 16 minutes, 16 seconds West, a distance of 210.00 feet to a ½" rebar, set with a cap stamped set with a cap "S. Wheeler RPLS 16165", thence South 00 degrees, 20 minutes, 00 seconds West a distance of 10.00 feet, to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence North 87 degrees, 04 minutes, 00 seconds West, a distance of 360.54 feet to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165" on the Southeast right of way line of County Highway No. 43; thence South 50 degrees, 16 minutes, 13 seconds West, along said right of way line, a distance of 44.27 feet, to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165", for the point of beginning; thence South 87 degrees 04 minutes, 00 seconds East, a distance of 172.64 feet to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence South 28 degrees, 33 minutes, 17 seconds East, along an Oak Board fence, a distance of 224.95 feet, to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence South 25 degrees, 45 minutes, 00 seconds West, along an Oak Board fence a distance of 100.02 feet, to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence North 76 degrees 51, minutes, 13 seconds West, along an Oak Board fence, a distance of 6.59 feet to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence South 24 degrees 40 minutes, 59 seconds West, along Oak Board Fence, a distance of 60.83 feet to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence North 80 degrees, 19 minutes, 22 seconds West, along an Oak Board fence, a distance of 136.85 feet to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence South 70 degrees, 05 minutes, 09 seconds West, along an Oak Board Fence, a distance of 81.64 feet, to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence North 65 degrees 31 minutes, 41 seconds West, a distance of 298.34 feet, to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165", on the Southeast right of way line of County Highway No. 43; thence North 50 degrees, 16 minutes, 13 seconds East, along said right of way line, distance of 359.18 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Castle Mortgage Corporation 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 Castle Mortgage Corporation, has caused this instrument to be executed by Mark A. Pickens, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said Mark A. Pickens, has executed this instrument in his capacity as such auctioneer on this the 27th day of June, 2003.

*Sale held
at 3:35 pm
MHP*

Beverly M. Wood and husband, Paul L. Wood
Mortgagor(s)
By: Castle Mortgage Corporation Mortgagee or
Transferee of Mortgage

By: *Mark A. Pickens*
Mark A. Pickens, as Auctioneer and the person
conducting said sale for the Mortgagee or
Transferee of Mortgage

Castle Mortgage Corporation Mortgagee or
Transferee of Mortgage

By: *Mark A. Pickens*
Mark A. Pickens, as Auctioneer and the person
conducting said sale for the Mortgagee or
Transferee of the Mortgage

By: *Mark A. Pickens*
Mark A. Pickens, as Auctioneer and the person
conducting sale for the Mortgage or Transferee of
Mortgage

STATE OF ALABAMA
COUNTY OF JEFFERSON

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Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said State and County, hereby certify that Mark A. Pickens, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my name and official seal this the 27th day of June, 2003.

Amy Lynn Clark
NOTARY PUBLIC
COMMISSION EXPIRES: 8/1/05

GRANTEE'S ADDRESS:
701 Montgomery Highway South
Suite 203
Vestavia Hills, AL 35216-1833

Instrument prepared by:
MARK A. PICKENS, P.C.
Post Office Box 59372
Birmingham, Alabama 35259