


STATE OF ALABAMA)

JEFFREY W. JONES


20030709000431330 Pg 1/3 18.00
Shelby Cnty Judge of Probate, AL
07/09/2003 08:05:00 FILED/CERTIFIED

COUNTY OF SHELBY)

THIS FORECLOSURE DEED made this 24th day of June, 2003, between
JEFFREY W. JONES, a single individual, Parties of the First Part, and CHASE
MANHATTAN MORTGAGE CORPORATION, Party of the Second Part;

W I T N E S S E T H:

WHEREAS, the said JEFFREY W. JONES, a single individual, heretofore
executed to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
("MERS") Solely as nominee for Lender and Lender's successors and assigns, herein
called the Mortgagee, a certain mortgage dated March 9, 2000, and recorded in
Instrument #2000-07795, Probate Records of Shelby County, Alabama, which conveyed
the hereinafter described property to secure the indebtedness evidenced by a note,
payable in installments, therein described; and

WHEREAS, the Party of the Second Part is the assignee of HUTSON/ELROD
MORTGAGE CORPORATION, the original Lender whose indebtedness was secured by
said mortgage and the Party of the Second Part was the holder of the Promissory Note
secured by said mortgage at the time of the sale hereinafter mentioned; and

WHEREAS, the said mortgage provides that if said indebtedness or any part
thereof should remain unpaid at maturity, then the whole of indebtedness shall at once
become due and payable and said mortgage be subject to foreclosure, and further
provides that in the event of any such default the Mortgagee shall have the authority to
sell said property before the Courthouse Door in the City of Columbiana, County of
Shelby, State of Alabama, at public outcry for cash after first giving notice by publication
once a week for three successive weeks of the time, place and terms of said sale in some
newspaper of general circulation published in Shelby County, Alabama, and further
provides that in the event of any such sale the person conducting such sale shall have
power and authority to execute a deed to the purchaser of said property at such sale, and
further provides that the Mortgagee or its assigns may bid and become the purchaser at
such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective
maturities thereof, and the whole of said indebtedness thereupon became due and
payable, and default was made in payment thereof, and MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR the Party
of the Second Part, thereafter gave notice by publication in The Shelby County Reporter,
a newspaper of general circulation and published in Shelby County, Alabama, on the 28th

day of May, 2003, and the 4th day of June, 2003, and the 11th day of June, 2003, that it would sell the hereinafter described property before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 24th day of June, 2003; and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and Party of the Second Part became the purchaser of the hereinafter described property at and for the sum of \$83,189.88 cash, which was the highest, best, and last bid therefor; and

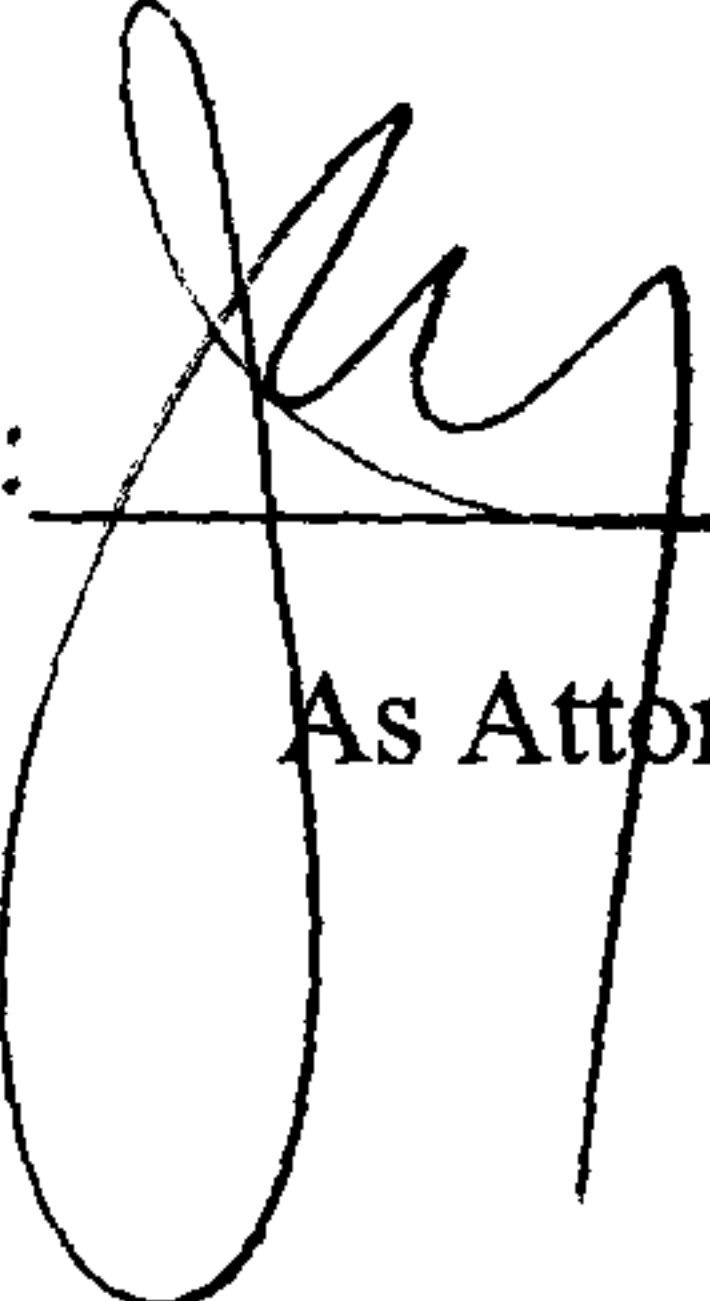
WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part;

NOW THEREFORE, IN consideration of the premises the Parties of the First Part and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR CHASE MANHATTAN MORTGAGE CORPORATION, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said CHASE MANHATTAN MORTGAGE CORPORATION the following described real property situated in Shelby County, Alabama, to-wit:

Unit 1309, Building 13 in the Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327 and Real Volume 50, Page 340 and re-recorded in Real 50, Page 942, Real 165, Page 578, and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 amended in Real Volume 50, Page 325, further amended by Real 189, Page 222, Real 222, Page 691; Real 238, Page 241, Real 269, Page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284, Page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more Particularly described in the floor Plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44, and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said CHASE MANHATTAN MORTGAGE CORPORATION, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said CHASE MANHATTAN MORTGAGE CORPORATION, under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said JEFFREY W. JONES, a single individual,
and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")
SOLELY AS NOMINEE FOR CHASE MANHATTAN MORTGAGE
CORPORATION, have hereunto set their hands and seals by their said attorney-in-fact
and auctioneer at said sale on the day and year first above written.


BY: 
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state,
hereby certify that JAMES J. ODOM, JR. whose name as attorney-in-fact and auctioneer
for JEFFREY W. JONES, a single individual, and MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR CHASE
MANHATTAN MORTGAGE CORPORATION 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, as such attorney-in-fact and auctioneer, executed the
same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 24th
day of June, 2003.


Notary Public
My Commission Expires: 3/13/2007

THIS INSTRUMENT PREPARED BY:
ARTHUR M. STEPHENS
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.
P.O. BOX 307
HUNTSVILLE, AL 35804

Grantees Address:
Chase Manhattan Mortgage Corporation
3415 Vision Drive
Columbus, OH 43219