

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on October 26, 2001, **Walter Paschel and Lelia Pashcel, husband and wife as joint tenants, Party of the First Part**, executed a certain mortgage to **Long Beach Mortgage Company**, which said mortgage is recorded in Real Property Book 2001, Page 47615, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to First Union National Bank, a national banking association, as Trustee for long Beach Mortgage Loan Trust 2001-4, Party of the Second Part, by instrument dated December 11, 2002 and recorded in Real Property Book 2002 at page 5906f, in said Probate Office; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and First Union National Bank, a national banking association, as Trustee for long Beach Mortgage Loan Trust 2001-4 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 publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 10/23, 10/30 & 11/6/02 & 11/27/02; and

WHEREAS, on December 12, 2002, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, 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 First Union National Bank, a national banking association, as Trustee for long Beach Mortgage Loan Trust 2001-4 in the amount of **SEVENTY-ONE THOUSAND THREE HUNDRED EIGHTY-SEVEN AND 41/100 DOLLARS (\$ 71,387.41)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to First Union National Bank, a national banking association, as Trustee for long Beach Mortgage Loan Trust 2001-4; and

WHEREAS, Marcus Clark, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any 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 SEVENTY-ONE THOUSAND THREE HUNDRED EIGHTY-SEVEN AND 41/100 DOLLARS (\$ 71,387.41), on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, 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 First Union National Bank, a national banking association, as Trustee for long Beach Mortgage Loan Trust 2001-4, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

That part of the NE 1/4 of the NE 1/4, Section 19, Township 22, Range 3 West, Beginning at an iron stake on the East right of way of the Brick Yard and run along the East line of said road in a Northerly direction a distance of 210 feet to an iron stake; thence in an Easterly direction a distance of 210 feet to an iron stake; thence run a Southerly direction a distance of 210 feet to an iron stake; thence in a Westerly direction of 210 feet to the point of beginning. Map of which is recorded in the Office of the Probate Judge of Shelby County, L.E. Shaw Addition. Survey by E.M. Mullen Reg., Eng., No. 450.

