

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

C. Shane Roberson  
11718627

KNOW ALL MEN BY THESE PRESENTS: That C. Shane Roberson, an unmarried man did, on to-wit, the October 31, 2001, execute a mortgage to Mortgagesouth, LLC, which mortgage is recorded in Instrument #2001-47403; said mortgage duly transferred and assigned to Homeside Lending, Inc., by instrument recorded in Instrument #2001-47404; further assigned to Federal National Mortgage Association and recorded in Instrument # 20030430000265500 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 Federal National Mortgage Association 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 October 15, 22, 29, 2003; and

WHEREAS, on the November 4, 2003, the day on which the foreclosure sale was due to be held under the terms of said notice, at 2:30 o'clock a.m/p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Federal National Mortgage Association 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 Federal National Mortgage Association, in the amount of Eighty-Six Thousand Eight Hundred Nine Dollars and No Cents (\$86,809.00), which sum the said Federal National Mortgage Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Federal National Mortgage Association; 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 Eighty-Six Thousand Eight Hundred Nine Dollars and No Cents (\$86,809.00), cash, the said C. Shane Roberson, an unmarried man, acting by and through the said Federal National Mortgage Association, by KIM VANDEGRIF, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Federal National Mortgage Association, 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 Federal National Mortgage Association, the following described real estate situated in County, Alabama, to-wit:

Lot 22, according to the Survey of Hidden Creek Townhomes Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Federal National Mortgage Association, 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.

*Shaping & Thicker*

IN WITNESS WHEREOF, the said Federal National Mortgage Association, 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 November 4, 2003.

C. Shane Roberson, an unmarried man  
Mortgagors

Federal National Mortgage Association  
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

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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 the November 4, 2003.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:  
CHALICE E. TUCKER  
SHAPIRO & TUCKER, L.L.P.  
2107 5th Avenue North, Suite 500  
Birmingham, Alabama 35203  
03-0708

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 14, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS