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STATE OF ALABAMA
COUNTY OF SHELBY


20040123000039550 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
01/23/2004 12:04:00 FILED/CERTIFIED

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on May 10, 2002, **Sean Cost and Kelly A. Cost, husband and wife, Party of the First Part**, executed a certain mortgage to **First Choice Funding, Inc.**, which said mortgage is recorded in Real Property Book 2002, Page 26636, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to JP Morgan Chase Bank As Trustee c/o Residential Funding; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and JP Morgan Chase Bank As Trustee 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 12/17, 12/24 & 12/31/03; and

WHEREAS, on January 15, 2004, 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 JP Morgan Chase Bank As Trustee in the amount of **ONE HUNDRED TWENTY-FIVE THOUSAND FOUR HUNDRED TWENTY-FOUR AND 50/100 DOLLARS (\$ 125,424.50)**; 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 JP Morgan Chase Bank As Trustee; and

WHEREAS, James Greer, Esq., 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 **ONE HUNDRED TWENTY-FIVE THOUSAND FOUR HUNDRED TWENTY-FOUR AND 50/100 DOLLARS (\$ 125,424.50)**, 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 JP Morgan Chase Bank As Trustee, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Douglas Key

Commence at the Northwest corner of the Southeast quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West run in an Easterly direction along the Northerly line of said quarter-quarter section for a distance of 401.37 feet; thence 37 degrees 07 minutes to the right in a Southeasterly direction for a distance of 528.17 feet to the point of beginning; thence 86 degrees 04 minutes 20 seconds to the right in a Southwesterly direction a distance of 62.41 feet; thence 71 degrees 47 minutes to the right in a Northwesterly direction a distance of 162.25 feet to a point on the Southeasterly line of 13th Street NW; thence 106 degrees 34 minutes to the right in a Northeasterly direction and along said Southeasterly line of 13th Street NW a distance of 100.00 feet; thence 63 degrees 21 minutes to the right in a Southeasterly direction a distance of 133.05 feet; thence 79 degrees 52 minutes to the right in a Southerly direction a distance of 64.80 feet the point of beginning.

TO HAVE AND TO HOLD the above described property unto JP Morgan Chase Bank As Trustee, its successors and assigns forever; subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Sean Cost and Kelly A. Cost, husband and wife and JP Morgan Chase Bank As Trustee have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 15th day of January 2004.

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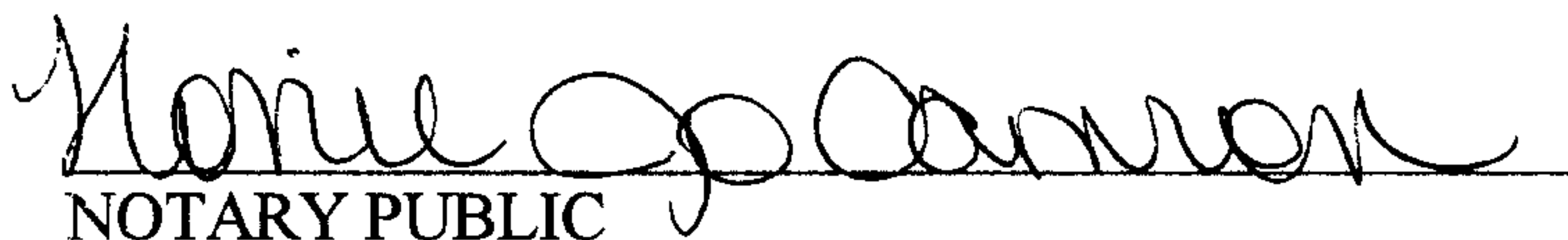
BY:

AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Greer, Esq., whose name as attorney-in-fact and auctioneer for Sean Cost and Kelly A. Cost, husband and wife and JP Morgan Chase Bank As Trustee, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of January 2004.


NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantee Name / Send tax notice to:

Homecomings/Fidelity National Foreclosure & Bankruptcy

ATTN: Vivian Angulo

Suite 200, 1270 Northland Drive

Mendota Height, MN 55120