

STATE OF ALABAMA  
COUNTY OF SHELBY

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on August 10, 1999, **Rita E. East, a married woman, Party of the First Part**, executed a certain mortgage to **America's Mortgage Resource, LLC**, which said mortgage is recorded in Instrument No. 1999-33905, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to ABN AMRO Mortgage Group,INC; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and ABN AMRO Mortgage Group,INC 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 12/10, 12/17, 12/24, and 01/28/2004; and

WHEREAS, on February 12, 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 ABN AMRO Mortgage Group,INC in the amount of **ONE HUNDRED SIXTY-ONE THOUSAND FOUR HUNDRED SEVENTY-SIX AND 04/100 DOLLARS (\$ 161,476.04)**; 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 ABN AMRO Mortgage Group,INC; 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 SIXTY-ONE THOUSAND FOUR HUNDRED SEVENTY-SIX AND 04/100 DOLLARS (\$ 161,476.04), 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 ABN AMRO Mortgage Group,INC, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 24 North, Range 15 East; thence run West along the South line of the said 1/4-1/4 for a distance of 726.27'; thence turn an angle to the right of 93 degrees , 27'18" and run North for 181.32' to the point of beginning; thence continue along the last described course for 120.42'; thence turn an angle to the left of 33 degrees, 37' 04" and run North for 2531'; thence turn an angle to the left of 91 degrees, 31', 14" and run Southwest for 101.13'; thence turn an angle to the left of 12 degrees, 33', 16" and run Southwest for 104.57'; thence turn an angle to the left of 83 degrees, 40', 18" and run Southeast for 18.74'; thence turn an angle to the right of 55 degrees, 41', 41" and run Southwest for 39.08'; thence turn an angle to the left of 08 degrees, 58', 40" and run Southwest for 103.83'; thence turn an angle to the left of 137 degrees, 52', 49" and run Northeast for 75.41' thence turn an angle to the right of 01 degrees, 19', 48" and run Northeast for 147.97'; thence turn an angle to the right of 33 degrees, 49', 42" and run Northeast for 7.23' to the point of beginning, Contains 0.5852 Acres.


SOURCE OF TITLE: Inst. No. 1999-33904

20040224000093080 Pg 2/2 15.00  
Shelby Cnty Judge of Probate, AL  
02/24/2004 10:25:00 FILED/CERTIFIED

TO HAVE AND TO HOLD the above described property unto ABN AMRO Mortgage Group, INC, 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, Rita E. East, a married woman and ABN AMRO Mortgage Group, INC have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 12th day of February, 2004

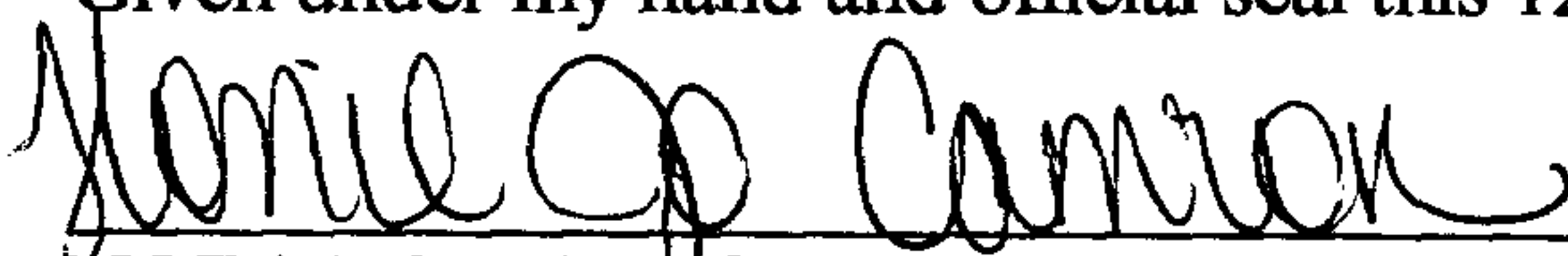
BY:

  
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 Rita E. East, a married woman and ABN AMRO Mortgage Group, INC, 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 12th day of February, 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:  
ABN-AMRO Mortgage Group, Inc.  
ATTN: Blake Beltz  
7159 Corklan Drive  
Jacksonville, FL 32258