

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: **February 5, 1998**, Katherine D. Sunday and James W. Sunday, wife and husband, Mortgagors, executed a certain mortgage to Guaranty Residential Lending, Inc. F/K/A Temple-Inland Mortgage Corporation, a corporation, said mortgage being recorded as Instrument #1998-06668 in the Probate Office of Shelby County, Alabama ;and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Guaranty Residential Lending, Inc., as Mortgagee, 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 U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of December 17, 24 and 31, 2003; *said sale was continued to February 25, 2004 and published in its issue of January 28, 2004; and*

WHEREAS, on February 25, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Guaranty Residential Lending, Inc., as Mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, 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 the said Guaranty Residential Lending, Inc., as Mortgagee in the amount of One Hundred Thousand Two Hundred Twenty Nine and 00/100 Dollars (\$100,229.00) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Guaranty Residential Lending, Inc.; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said Guaranty Residential Lending, Inc.; and

WHEREAS, said mortgage expressly authorized the 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 Thousand Two Hundred Twenty Nine and 00/100 Dollars (\$100,229.00), Katherine D. Sunday and James W. Sunday, wife and husband, Mortgagors, by and through the said Guaranty Residential Lending, Inc., as Mortgagee, do grant, bargain, sell and convey unto the said Guaranty Residential Lending, Inc., as Mortgagee, the following described real property situated in Shelby County, Alabama to-wit:

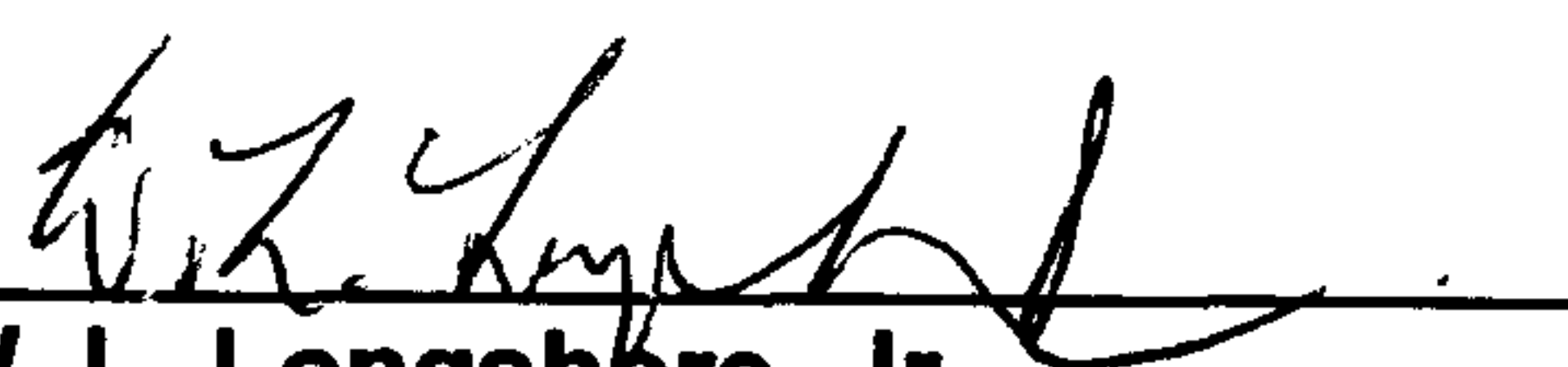
Lot 67, according to the Survey of Autumn Ridge, as recorded in Map Book 12, page 4, 5 and 6 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said Guaranty Residential Lending, 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.

IN WITNESS WHEREOF, the said Katherine D. Sunday and James W. Sunday, wife and husband, Mortgagors, by the said Guaranty Residential Lending, Inc., as Mortgagee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 25th day of February, 2004.

**KATHERINE D. SUNDAY
AND
JAMES W. SUNDAY,
WIFE AND HUSBAND,
Mortgagors**

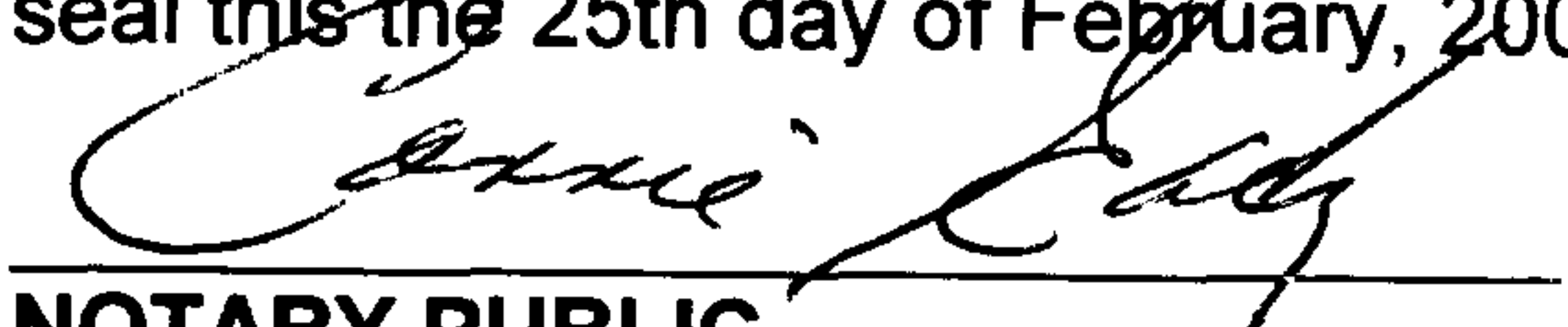
**By: GUARANTY RESIDENTIAL LENDING, INC.,
As Mortgagee**

By: 
**W. L. Longshore, Jr.,
Auctioneer**

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said Guaranty Residential Lending, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of February, 2004.


**NOTARY PUBLIC
My Commission Expires: 07/10/06**

**THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
LONGSHORE, BUCK & LONGSHORE, P.C.
2009 Second Avenue North
Birmingham, Alabama 35203**

**GRANTEE'S ADDRESS:
GUARANTY RESIDENTIAL LENDING, INC.
1300 South Mo-Pac Expressway
Austin, Texas 78746**