


MORTGAGE FORECLOSURE DEED


20040303000109510 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
03/03/2004 11:32:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

T. Wayne Franklin
17251248

KNOW ALL MEN BY THESE PRESENTS: That T. Wayne Franklin, unmarried and Kelli R. McCall, unmarried did, on to-wit, the August 7, 1998, execute a mortgage to South States Mortgage Corporation, which mortgage is recorded in Instrument #1998-33665 and re-recorded by Instrument #20031120000763850; said mortgage duly transferred and assigned to Homeside Lending, Inc. recorded by Instrument #1998-33666 and re-recorded by Instrument #20031120000763860 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 Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of November 12, 19, 26, December 10, 2003; and

WHEREAS, on the March 3, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:30 o'clock a.m. p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. 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 Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., in the amount of Ninety-Four Thousand Eight Hundred Forty-One Dollars and Seventeen Cents (\$94,841.17), which sum the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc.; 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 Ninety-Four Thousand Eight Hundred Forty-One Dollars and Seventeen Cents (\$94,841.17), cash, the said T. Wayne Franklin, unmarried and Kelli R. McCall, unmarried, acting by and through the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., by KIM VANDEGRIFF, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., by KIM VANDEGRIFF, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and KIM VANDEGRIFF, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., the following described real estate situated in County, Alabama, to-wit:

Lot 50, according to the survey of Indian Highlands, Third Addition, as recorded in Map Book 6, Page 28, in the Office of the Judge of Probate of Shelby County Alabama.

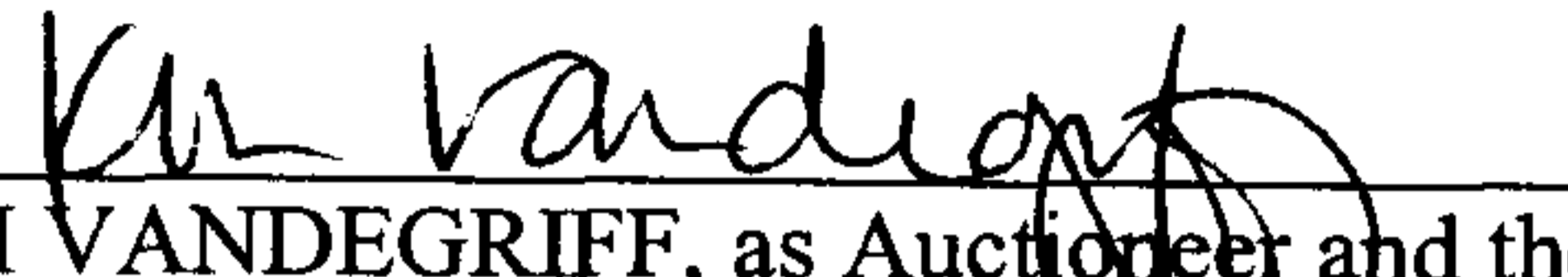
TO HAVE AND TO HOLD THE above described property unto Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

Shelby + Probate


IN WITNESS WHEREOF, the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., 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 March 3, 2004.


T. Wayne Franklin, unmarried and Kelli R. McCall, unmarried
Mortgagors

Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc.
Mortgagee or Transferee of Mortgagee

By 
KIM VANDEGRIFF, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc.
Mortgagee or Transferee of Mortgagee

By 
KIM VANDEGRIFF, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

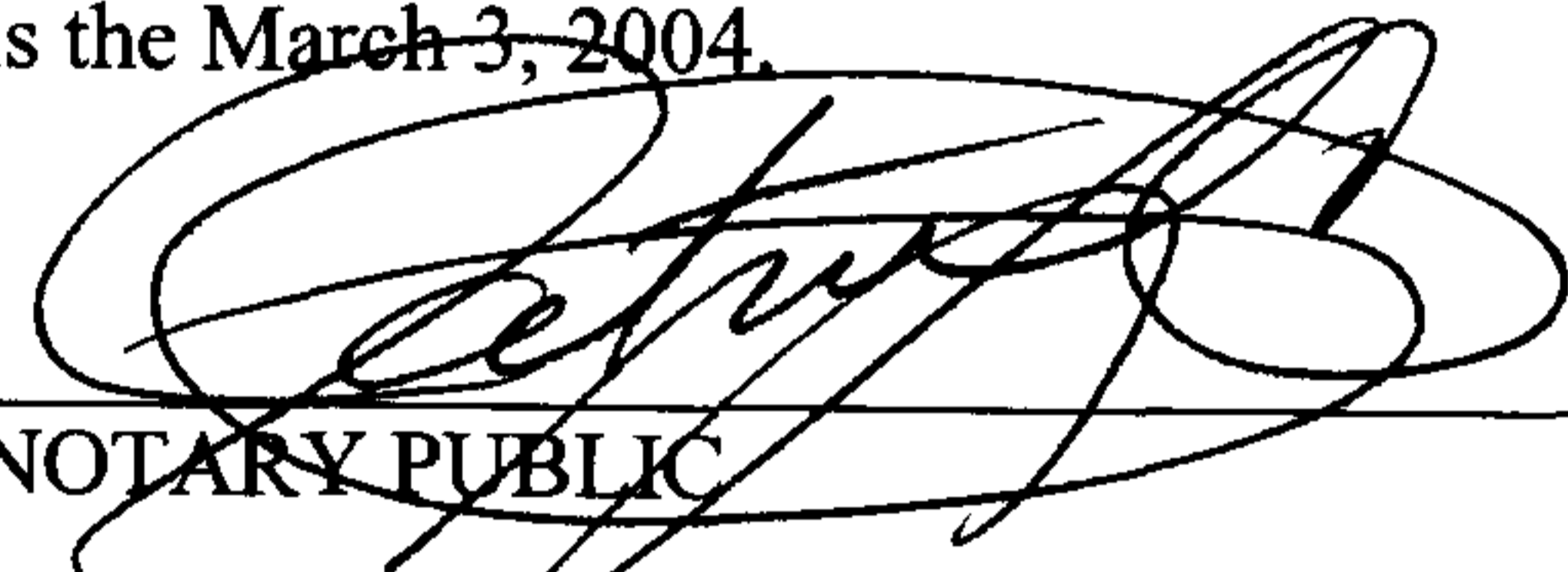
By 
KIM VANDEGRIFF, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

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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 March 3, 2004.


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

MY COMMISSION EXPIRES:

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203
03-1603

Grantee's Address
Washington Mutual Bank, FA
8120 Nation's Way
Bldg 100
Jacksonville, FL 32256