

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: October 28, 1993, Richard Robert Weigant and Rebecca A. Weigant, husband and wife, Mortgagors, executed a certain mortgage to MortgageAmerica, Inc., a corporation, said mortgage being recorded in **Instrument 1993-34224**, 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 MortgageAmerica, 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 January 14, 21 and 28, 2004, and on February 11, 2004 said sale was continued and published in it issue of February 18, 2004; and

WHEREAS, on March 17, 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 MortgageAmerica, 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 MortgageAmerica, Inc., as Mortgagee, in the amount of One Hundred Twenty One Thousand Three Hundred Twenty Two and 66/100 Dollars (\$121,322.66) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MortgageAmerica, Inc.; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said MortgageAmerica, 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 Twenty One Thousand Three Hundred Twenty Two and 66/100 Dollars (\$121,322.66), Richard Robert Weigant and Rebecca A. Weigant, husband and wife, Mortgagors, by and through the said MortgageAmerica, Inc., as Mortgagee, do grant, bargain, sell and convey unto the said MortgageAmerica, Inc., as Mortgagee, the following described real property situated in Shelby County, Alabama to-wit:

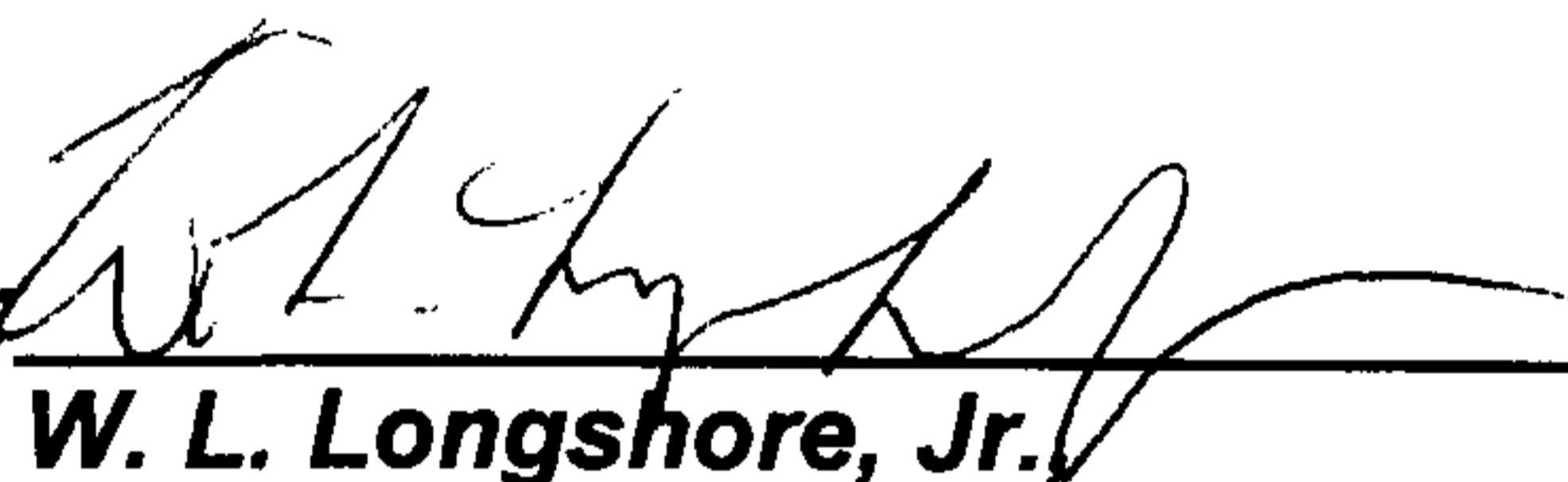
Lot 27, Sector 5, according to the Map of Apache Ridge Subdivision, as recorded in Map Book 17, Page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said MortgageAmerica, 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 Richard Robert Weigant and Rebecca A. Weigant, husband and wife, Mortgagors, by the said MortgageAmerica, Inc., as Mortgagee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 17th day of March, 2004.

**RICHARD ROBERT WEIGANT
AND
REBECCA A. WEIGANT,
HUSBAND AND WIFE,
Mortgagors**

**By: MORTGAGEAMERICA, 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 MORTGAGEAMERICA, 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 17th day of March, 2004.


NOTARY PUBLIC
My Commission Expires: 5/16/05

**THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
Longshore, Buck & Longshore, P.C.
The Longshore Building
2009 Second Avenue North
Birmingham, Alabama 35203-3703
(205) 252-7661**

**GRANTEE'S ADDRESS:
MORTGAGEAMERICA, INC.
P. O. BOX 43500
BIRMINGHAM, AL 35243-0500**