


MORTGAGE FORECLOSURE DEED


20040331000165000 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
03/31/2004 11:15:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Earl Foster
59506

KNOW ALL MEN BY THESE PRESENTS: That Earl Foster and wife, Teresa Foster did, on to-wit, the May 31, 1991, execute a mortgage to Transamerica Financial Services, Inc., which mortgage is recorded in Book 346, Page 02, re-recorded in Instrument #20040223000091960; said mortgage duly transferred and assigned to Lasalle National Bank, recorded in Instrument # 1998/04671, re-recorded in Instrument #20040223000091970; further assigned to The Chase Manhattan Bank, as Trustee of The Security National Mortgage Loan Trust 1999-1, as recorded in Instrument # 1999/22764, re-recorded in Instrument #20040223000091980, said mortgage further assigned and transferred to Alaska Seaboard Partners, Limited Partners, as recorded in Instrument #20040223000091990 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 Alaska Seaboard Partners Limited Partnership 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 The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 3, 10, 17, 2004; and

WHEREAS, on the March 24, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, at 3:40 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Alaska Seaboard Partners Limited Partnership 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 Alaska Seaboard Partners Limited Partnership, in the amount of Twenty-Nine Thousand Three Hundred Seventy-Two Dollars and Ninety-Five Cents (\$29,372.95), which sum the said Alaska Seaboard Partners Limited Partnership offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Alaska Seaboard Partners Limited Partnership; 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 Twenty-Nine Thousand Three Hundred Seventy-Two Dollars and Ninety-Five Cents (\$29,372.95), cash, the said Earl Foster and wife, Teresa Foster, acting by and through the said Alaska Seaboard Partners Limited Partnership, by JIM McLEAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Alaska Seaboard Partners Limited Partnership, by JIM McLEAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JIM McLEAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Alaska Seaboard Partners Limited Partnership, the following described real estate situated in County, Alabama, to-wit:

Commence at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 1 West, and run South 87 degrees 15 minutes West along the North Quarter line a distance of 524 feet to the point of beginning; thence continue last course a distance of 210 feet; thence turn left 90 degrees and run Southerly a distance of 210 feet; thence turn left 90 degrees and run Easterly a distance of 210 feet; thence turn left 90 degrees and run Northerly a distance of 210 feet to the point of beginning. One acre more or less. Also, a 30 foot right of way from the property described to the Columbiana-Chelsea paved road (Shelby Co. No. 47) as the drive now exists.

TO HAVE AND TO HOLD THE above described property unto Alaska Seaboard Partners Limited Partnership, 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 + JIM Mc

IN WITNESS WHEREOF, the said Alaska Seaboard Partners Limited Partnership, has caused this instrument to be executed by JIM McLEAN, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said JIM McLEAN, has executed this instrument in his capacity as such auctioneer on this the March 24, 2004.

Earl Foster and wife, Teresa Foster
Mortgagors

Alaska Seaboard Partners Limited Partnership
Mortgagee or Transferee of Mortgagee

By JIM McLEAN
JIM McLEAN, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

Alaska Seaboard Partners Limited Partnership
Mortgagee or Transferee of Mortgagee

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JIM McLEAN, as Auctioneer and the person conducting said sale for the
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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JIM McLEAN, 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 24, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203
03-2237

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

Grantee's Address
SN Servicing Corporation
323 5th Street
Eureka, California 95501