



MORTGAGE FORECLOSURE DEED


20040421000206440 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
04/21/2004 13:40:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Henry O. Nation, III a/k/a Henry O. Nation


KNOW ALL MEN BY THESE PRESENTS: That Henry O Nation, III, a married man, joined herein by his wife, Kimberly K. Nation did, on to-wit, the December 23, 2002, execute a mortgage to Union Planters Bank, N.A., which mortgage is recorded in Instrument # 20030102000000680 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 Union Planters Bank, N.A. 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 24, 31, April 7, 2004; and

WHEREAS, on the April 21, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:40 o'clock a.m/p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Union Planters Bank, N.A. 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 Union Planters Bank, N.A., in the amount of Three Hundred Eleven Thousand One Hundred Three Dollars and Eighteen Cents (\$311,103.18), which sum the said Union Planters Bank, N.A. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Union Planters Bank, N.A.; 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 Three Hundred Eleven Thousand One Hundred Three Dollars and Eighteen Cents (\$311,103.18), cash, the said Henry O Nation, III, a married man, joined herein by his wife, Kimberly K. Nation, acting by and through the said Union Planters Bank, N.A., by CHALICE E. TUCKER, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Union Planters Bank, N.A., by CHALICE E. TUCKER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and CHALICE E. TUCKER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Union Planters Bank, N.A., the following described real estate situated in County, Alabama, to-wit:

Lot 20, according to the Survey of Royal Forest, as recorded in Map Book 14, Page 44, in the Probate Office of Shelby County, Alabama.

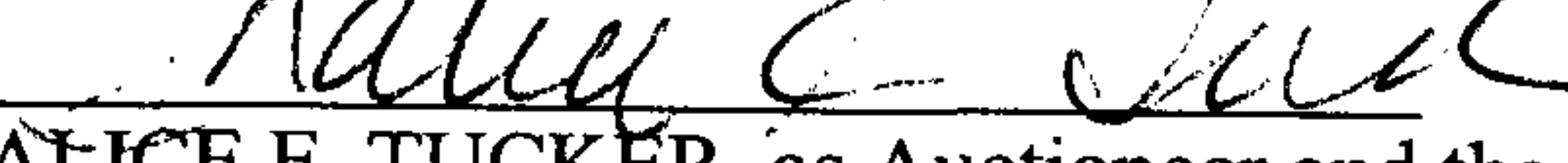
TO HAVE AND TO HOLD THE above described property unto Union Planters Bank, N.A., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Union Planters Bank, N.A., has caused this instrument to be executed by CHALICE E. TUCKER, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said CHALICE E. TUCKER, has executed this instrument in his capacity as such auctioneer on this the April 21, 2004.


Henry O Nation, III, a married man, joined herein by his wife, Kimberly K. Nation
Mortgagors

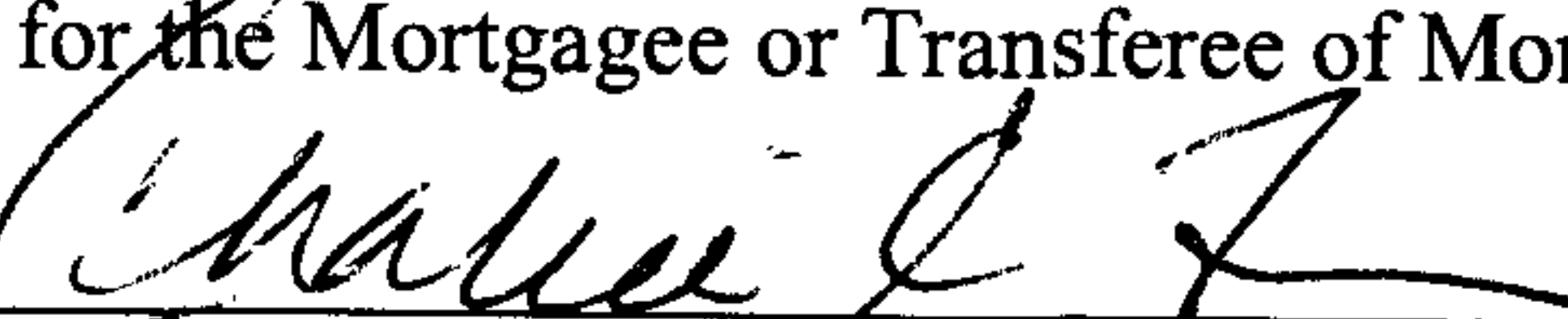
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Union Planters Bank, N.A.
Mortgagee or Transferee of Mortgagee

By 
CHALICE E. TUCKER, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Union Planters Bank, N.A.
Mortgagee or Transferee of Mortgagee

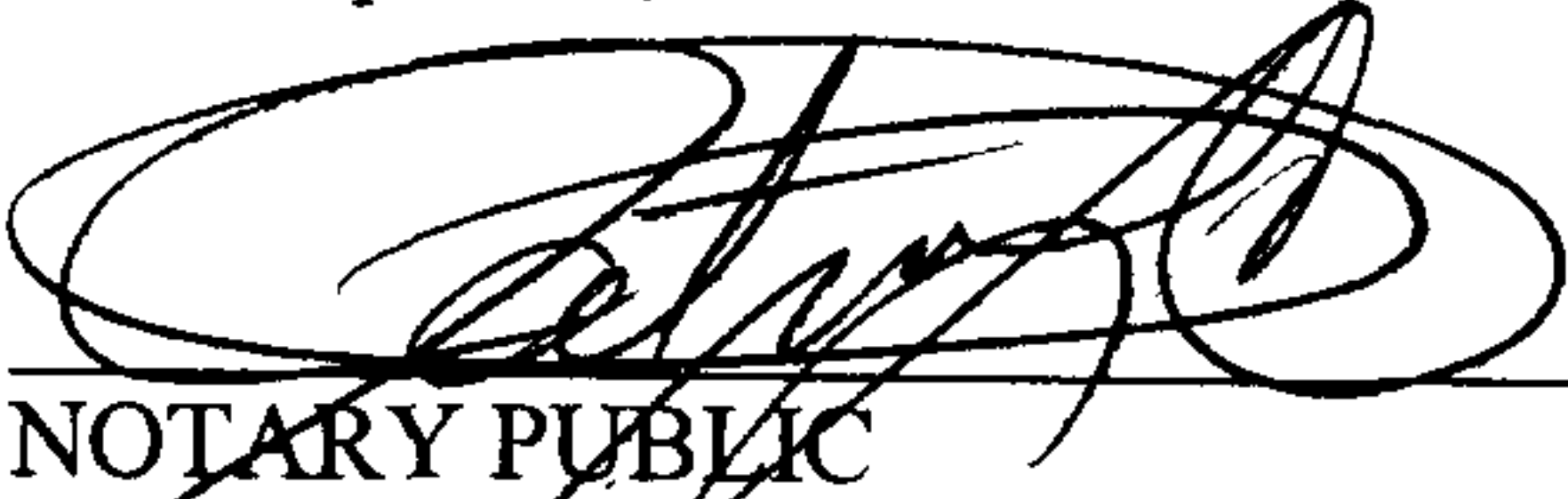
By 
CHALICE E. TUCKER, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

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CHALICE E. TUCKER, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that CHALICE E. TUCKER, 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 April 21, 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
04-0375

Grantee's Address
Union Planters Bank, N.A.
1900 Charles Bryan AX2
Cordova, Tennessee 38016