

**MORTGAGE FORECLOSURE DEED**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS, That,**

**WHEREAS**, heretofore, on to-wit: March 26, 1998, Alton I. Dugger and Kathy V. Dugger, husband and wife, Mortgagors, executed a certain mortgage to Coats & Co. Inc., a corporation, said mortgage being recorded in **Instrument # 1998-12424** in the Probate Office of Shelby County, Alabama; and

**WHEREAS**, the said Coats & Co. Inc., a corporation, transferred and assigned said mortgage and the debt thereby secured to Hibernia National Bank, a corporation, by Instrument #1998-12425; and being finally assigned to Federal National Mortgage Association, as transferee, said transfer being recorded in **Instrument #20040309000119420**, aforesaid records, and Federal National Mortgage Association, is now the holder and owner of said mortgage and debt.

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and the said Federal National Mortgage Association, as transferee, 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 April 7, 14 and 21, 2004; and

**WHEREAS**, on May 5, 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 Federal National Mortgage Association, as transferee, 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 Federal National Mortgage Association, as transferee, in the amount of One Hundred Sixty Six Thousand Three Hundred Seventy Two and 72/100 Dollars (\$166,372.72) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Federal National Mortgage Association; and

**WHEREAS**, W. L. Longshore, Jr. conducted said sale on behalf of the said Federal National Mortgage Association; 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 Sixty Six Thousand Three Hundred Seventy Two and 72/100 Dollars (\$166,372.72), Alton I. Dugger and Kathy V. Dugger, husband and wife, Mortgagors, by and through the said Federal National Mortgage Association, as transferee, do grant, bargain, sell and convey unto the said Federal National Mortgage Association, as transferee, the following described real property situated in Shelby County, Alabama to-wit:

**LOT 150, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, GUILFORD PLACE – PHASE 1, AS RECORDED IN MAP BOOK 20, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TO HAVE AND TO HOLD**, the above described property unto the said Federal National Mortgage Association, 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 Alton I. Dugger and Kathy V. Dugger, husband and wife, Mortgagors, by the said Federal National Mortgage Association, as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 5th day of May, 2004.

**ALTON I. DUGGER  
AND  
KATHY V. DUGGER,  
HUSBAND AND WIFE,  
Mortgagors**

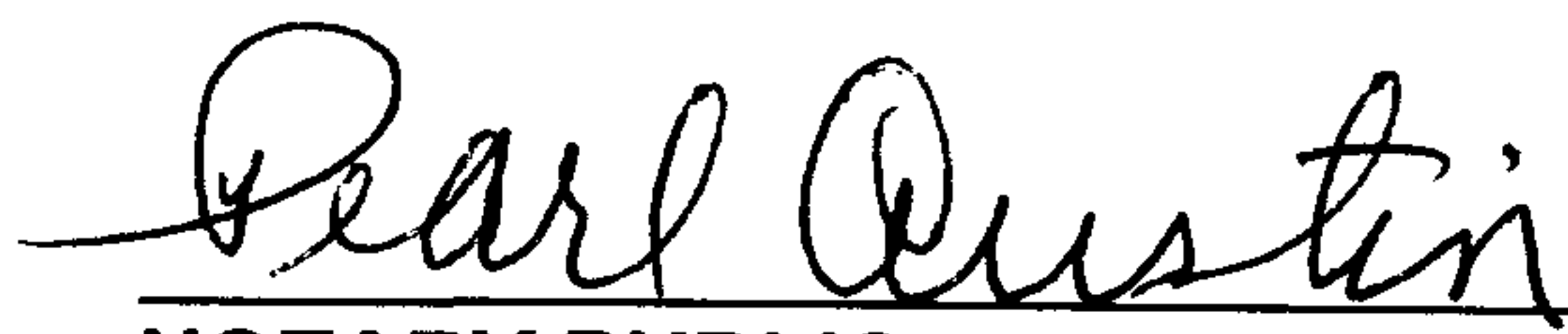
**By: FEDERAL NATIONAL MORTGAGE  
ASSOCIATION,  
As Transferee**

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 Federal National Mortgage Association, 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 5th day of May, 2004.

  
\_\_\_\_\_  
**NOTARY PUBLIC  
My Commission Expires: 5/16/05**

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

**Grantee's Address:  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
950 Paces Ferry Road, Suite 1900  
Atlanta, GA 30326-1161**