


MORTGAGE FORECLOSURE DEED


20040511000248980 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
05/11/2004 16:09:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Joseph Stanley Pace
4232096

KNOW ALL MEN BY THESE PRESENTS: That Joseph Stanley Pace and wife, Susan Carol Pace did, on to-wit, the September 10, 1996, execute a mortgage to Southeastern Mortgage of Alabama, L.L.C., which mortgage is recorded in Instrument #1996-30105; said mortgage duly transferred and assigned to Leader Federal Bank for Savings, by instrument recorded in Instrument #1996-31661 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., f/k/a Union Planters National Bank f/k/a Leader Federal Bank for Savings 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 April 14, 21, 28, 2004; and

WHEREAS, on the May 5, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:20 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., f/k/a Union Planters National Bank f/k/a Leader Federal Bank for Savings 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., f/k/a Union Planters National Bank f/k/a Leader Federal Bank for Savings, in the amount of Two Hundred Eleven Thousand Seven Hundred Seventy-Seven Dollars and Seventy-Three Cents (\$211,777.73), which sum the said Union Planters Bank, N.A., f/k/a Union Planters National Bank f/k/a Leader Federal Bank for Savings offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Union Planters Bank, N.A., f/k/a Union Planters National Bank f/k/a Leader Federal Bank for Savings; 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 Two Hundred Eleven Thousand Seven Hundred Seventy-Seven Dollars and Seventy-Three Cents (\$211,777.73), cash, the said Joseph Stanley Pace and wife, Susan Carol Pace, acting by and through the said Union Planters Bank, N.A., f/k/a Union Planters National Bank f/k/a Leader Federal Bank for Savings, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Union Planters Bank, N.A., f/k/a Union Planters National Bank f/k/a Leader Federal Bank for Savings, by MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL ATCHISON, 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., f/k/a Union Planters National Bank f/k/a Leader Federal Bank for Savings, the following described real estate situated in County, Alabama, to-wit:

Lot 16, according to the Survey of Meadowridge, as recorded in Map Book 11, Page 40 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

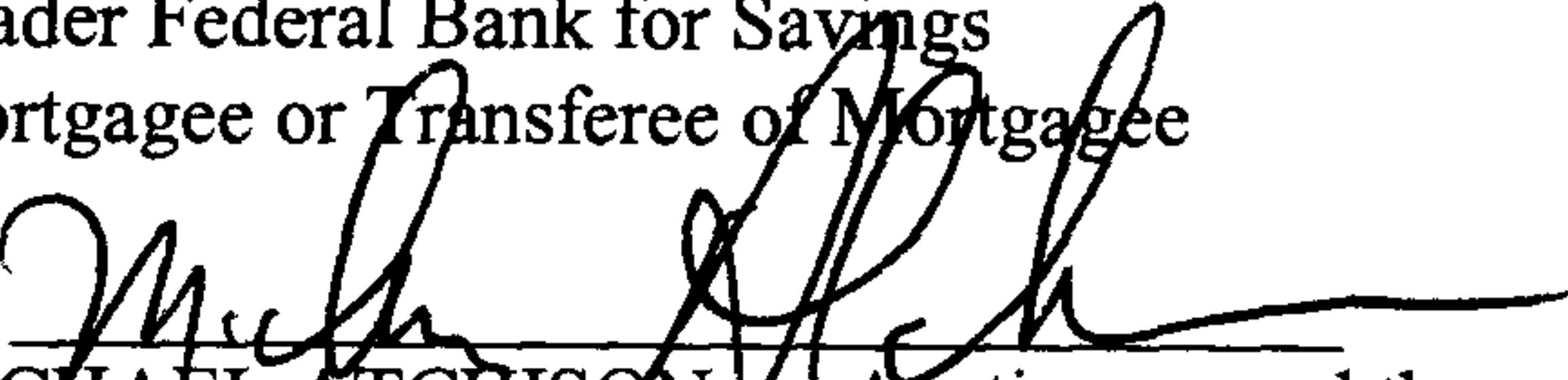
TO HAVE AND TO HOLD THE above described property unto Union Planters Bank, N.A., f/k/a Union Planters National Bank f/k/a Leader Federal Bank for Savings, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama,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

1177A

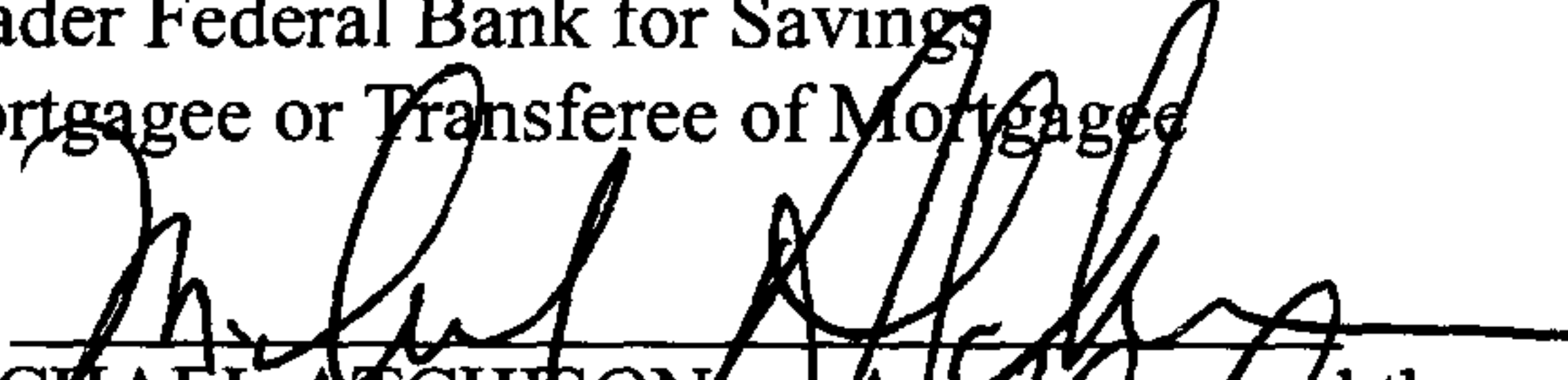
IN WITNESS WHEREOF, the said Union Planters Bank, N.A., f/k/a Union Planters National Bank f/k/a Leader Federal Bank for Savings, has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the May 5, 2004.

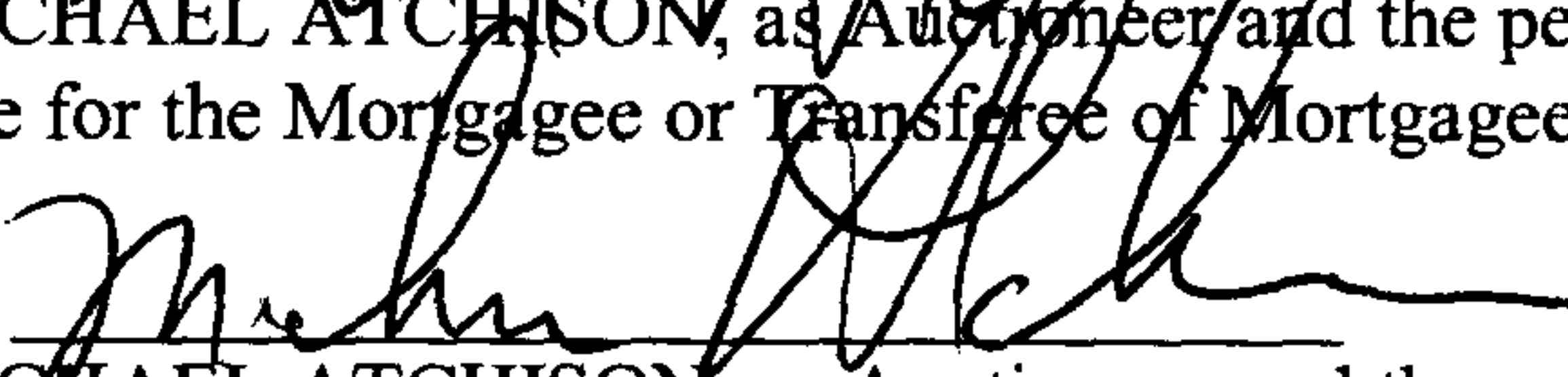
Joseph Stanley Pace and wife, Susan Carol Pace
Mortgagors

Union Planters Bank, N.A., f/k/a Union Planters National Bank f/k/a
Leader Federal Bank for Savings
Mortgagee or Transferee of Mortgagee

By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

Union Planters Bank, N.A., f/k/a Union Planters National Bank f/k/a
Leader Federal Bank for Savings
Mortgagee or Transferee of Mortgagee

By 
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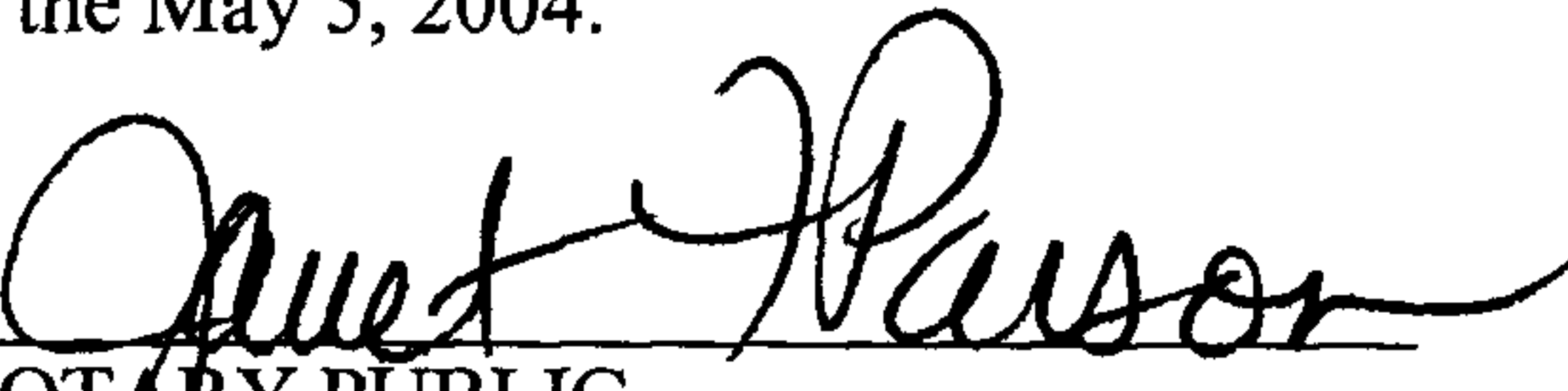
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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that MICHAEL ATCHISON, 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 May 5, 2004.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

10/16/04

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203
04-0488

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