


PREPARED BY: DAVID VANBUSKIRK
MORRIS, SCHNEIDER & PRIOR, L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341
(770) 234-9181

MSP FILE NO.: 475.0406695AL/TLL
LOAN NO.: 10054

STATE OF ALABAMA
COUNTY OF SHELBY


20040610000314880 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
06/10/2004 14:42:00 FILED/CERTIFIED

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on March 26, 1999, **Penny Elizabeth Cox and Bruce Cox, wife and husband, Party of the First Part**, executed a certain mortgage to **First Franklin Financial Corporation**, which said mortgage is recorded in Instrument No. 1999-13901, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Wells Fargo Bank Minnesota, National Association, as Indenture Trustee of GRP/AG Real Estate Asset Trust 2003-1; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Wells Fargo Bank Minnesota, National Association, as Indenture Trustee of GRP/AG Real Estate Asset Trust 2003-1 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 publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 05/12, 05/19, and 05/26/2004; and

WHEREAS, on June 3, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

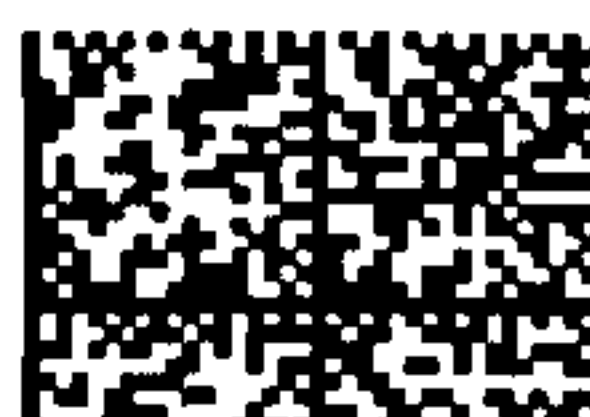
WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Wells Fargo Bank Minnesota, National Association, as Indenture Trustee of GRP/AG Real Estate Asset Trust 2003-1 in the amount of **SIXTY-THREE THOUSAND EIGHT HUNDRED FIFTY AND 58/100 DOLLARS (\$ 63,850.58)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Wells Fargo Bank Minnesota, National Association, as Indenture Trustee of GRP/AG Real Estate Asset Trust 2003-1; and

WHEREAS, James Greer, Esq., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any 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 **SIXTY-THREE THOUSAND EIGHT HUNDRED FIFTY AND 58/100 DOLLARS (\$ 63,850.58)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Wells Fargo Bank Minnesota, National Association, as Indenture Trustee of GRP/AG Real Estate Asset Trust 2003-1, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

From the Southwest corner of the Southwest 1/4 of the Northwest 1/4, Section 23, Township 19 South, Range 2 East, Shelby County, Alabama; run East along the South 1/4-1/4 line 1310.42 feet to the beginning point of subject lot; from said point, continue said course 708.81 feet to the West right of way line of County Road No. 85; thence run the following 4 calls, each being a chord bearing and distance; North 19 degrees 52 minutes 07 seconds West 55.15 feet; North 16 degrees 19 minutes 03 seconds West 63.40 feet; North 11 degrees 48 minutes 54 seconds West 173.31 feet; North 08 degrees 50 minutes 05 seconds West 44.48 feet; thence leaving said road run West 629.49 feet; thence South 00 degrees 06 minutes 43 seconds West 326.43 feet, back to the beginning point. Containing 4.97 acres, more or less.



SOURCE OF TITLE: Inst. # 1995-35401

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank Minnesota, National Association, as Indenture Trustee of GRP/AG Real Estate Asset Trust 2003-1, 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Penny Elizabeth Cox and Bruce Cox, wife and husband and Wells Fargo Bank Minnesota, National Association, as Indenture Trustee of GRP/AG Real Estate Asset Trust 2003-1 have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 3rd day of June, 2004.

BY: James H. Greer
AS: Auctioneer and Attorney-in-fact

20040610000314880 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
06/10/2004 14:42:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Greer, Esq., whose name as attorney-in-fact and auctioneer for Penny Elizabeth Cox and Bruce Cox, wife and husband and Wells Fargo Bank Minnesota, National Association, as Indenture Trustee of GRP/AG Real Estate Asset Trust 2003-1, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 2004.

Monie G. Cannon

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantee Name / Send tax notice to:
GRP Financial Services Corp.
ATTN: Kim Stephenson
360 Hamilton Avenue 5th Floor
White Plains, NY 10601

