

MORTGAGE FORECLOSURE DEED


20040615000323360 Pg 1/2 128.00
Shelby Cnty Judge of Probate, AL
06/15/2004 11:49:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

James R. Burgess
14706182

KNOW ALL MEN BY THESE PRESENTS: That James R. Burgess, a married man and Faye R. Burgess, His Wife did, on to-wit, the September 15, 1995, execute a mortgage to BancBoston Mortgage Corporation, which mortgage is recorded in Instrument # 1995-26166, said mortgage assigned and transferred to Federal National Mortgage Association as recorded in Instrument # 20040223000091870 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 Federal National Mortgage Association 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 February 18, 25, March 3, 2004; and

WHEREAS, on the March 10, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:56 o'clock a.m.(p.m.), between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Federal National Mortgage Association 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 GAULDIN INVESTMENT COMPANY, INC., in the amount of One Hundred Thirteen Thousand Nine Hundred Eighty-Eight Dollars and Eight Cents (\$113,988.08), and said property was thereupon sold to the said GAULDIN INVESTMENT COMPANY, INC., 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 One Hundred Thirteen Thousand Nine Hundred Eighty-Eight Dollars and Eight Cents (\$113,988.08), cash, the said James R. Burgess, a married man and Faye R. Burgess, His Wife, acting by and through the said Federal National Mortgage Association, by JIM McLEAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Federal National Mortgage Association, 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 GAULDIN INVESTMENT COMPANY, INC., the following described real estate situated in County, Alabama, to-wit:

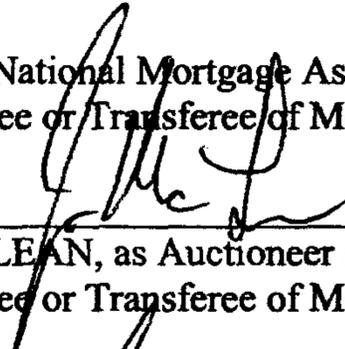
Lot 76, according to the survey of Summer Brook, Sector Two, as recorded in Map Book 18 Page 75 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto GAULDIN INVESTMENT COMPANY, INC., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

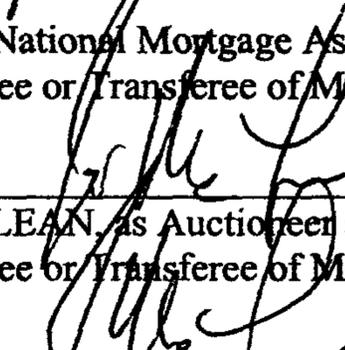
IN WITNESS WHEREOF, the said Federal National Mortgage Association, has caused this instrument to be executed by JIM McLEAN, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said JIM McLEAN, has executed this instrument in his capacity as such auctioneer on this the March 10, 2004.

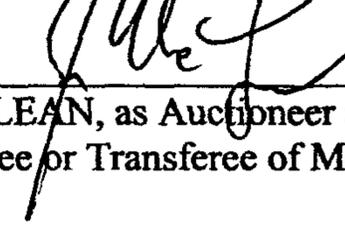
James R. Burgess, a married man and Faye R. Burgess, His Wife
Mortgagors

Federal National Mortgage Association
Mortgagee or Transferee of Mortgagee

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

Federal National Mortgage Association
Mortgagee or Transferee of Mortgagee

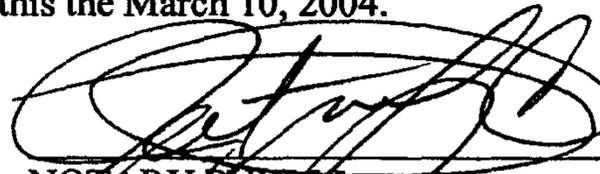
By 
JIM McLEAN, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

By 
JIM McLEAN, 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 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 10, 2004.


NOTARY PUBLIC
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 14, 2006
BOUNDED THROUGH 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
03-1839

GRANTEE'S ADDRESS
WASHINGTON MUTUAL BANK FA
8120 Nations Way
Building 100
Jacksonville, Florida 32256