

MORTGAGE FORECLOSURE DEED

20040618000332410 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
06/18/2004 13:25:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Patricia S. Townsend
11693990

KNOW ALL MEN BY THESE PRESENTS: That Patricia S. Townsend, an unmarried woman did, on to-wit, the October 2, 2000, execute a mortgage to North American Mortgage Company, Inc., which mortgage is recorded in Instrument # 2000/35346, said mortgage was transferred and assigned to State Street Bank and Trust Company as Trustee as recorded in Instrument # 2001/04801 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 State Street Bank and Trust Company as Trustee 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 May 26, June 2, 9, 2004; and

WHEREAS, on the June 17, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, at 2:45 o'clock a.m./p.m. between the legal hours of sale, said foreclosure sale was duly and properly conducted, and State Street Bank and Trust Company as Trustee 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 State Street Bank and Trust Company as Trustee, in the amount of Three Hundred Forty-Seven Thousand Three Hundred Ninety-Eight Dollars and Ninety-Four Cents (\$347,398.94), which sum the said State Street Bank and Trust Company as Trustee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said State Street Bank and Trust Company as Trustee; 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 Forty-Seven Thousand Three Hundred Ninety-Eight Dollars and Ninety-Four Cents (\$347,398.94), cash, the said Patricia S. Townsend, an unmarried woman, acting by and through the said State Street Bank and Trust Company as Trustee, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said State Street Bank and Trust Company as Trustee, 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 State Street Bank and Trust Company as Trustee, the following described real estate situated in County, Alabama, to-wit:

Lot 3235, according to the Survey of Riverchase Country Club, 32nd Addition, as recorded in Map Book 14, Page 53 A & B, in Probate Office of Shelby County, Alabama.

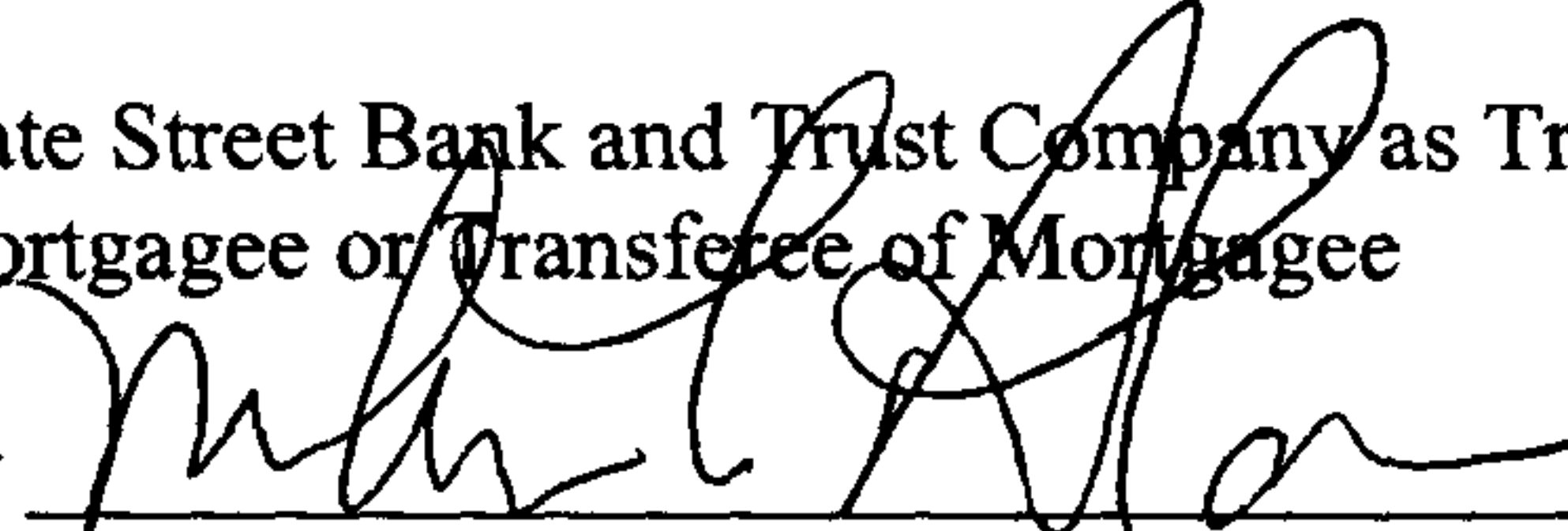
TO HAVE AND TO HOLD THE above described property unto State Street Bank and Trust Company as Trustee, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

Atchison

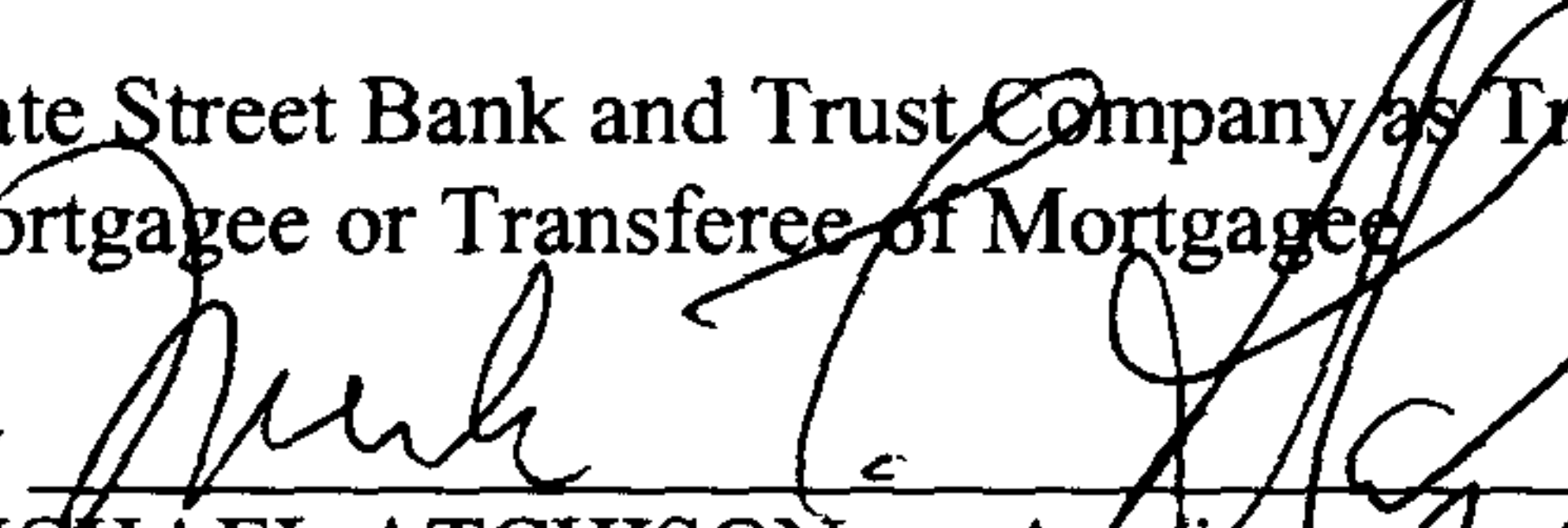
IN WITNESS WHEREOF, the said State Street Bank and Trust Company as Trustee, has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the June 17, 2004.

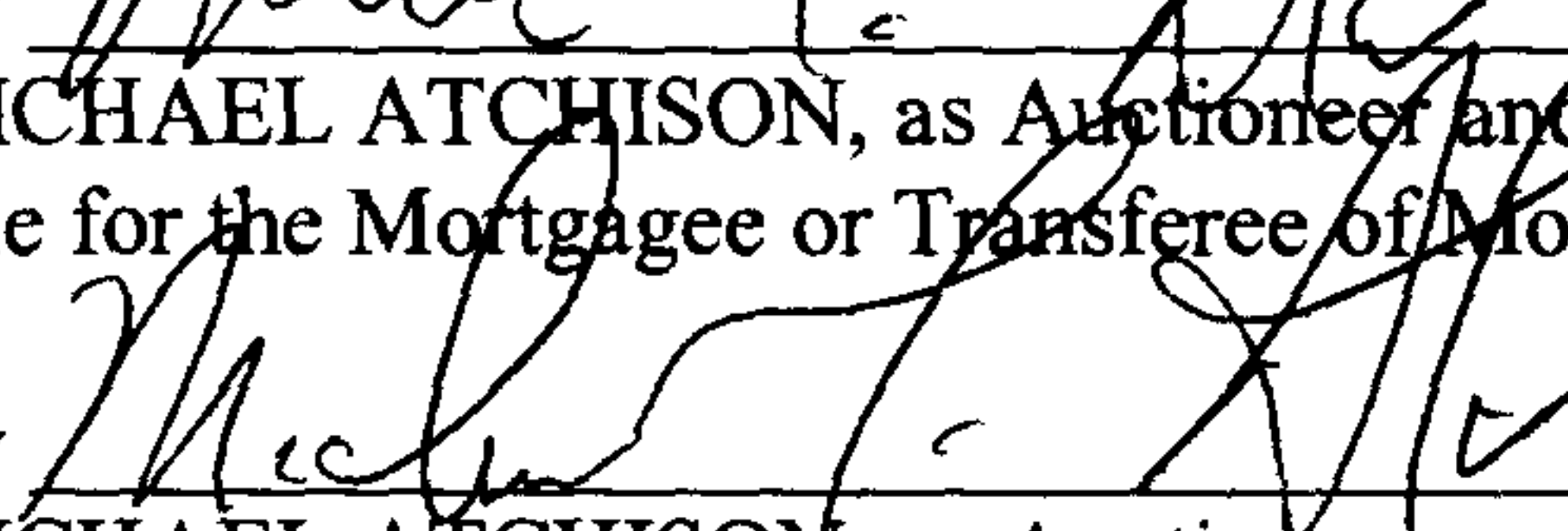
Patricia S. Townsend, an unmarried woman
Mortgagors

State Street Bank and Trust Company as Trustee
Mortgagee or Transferee of Mortgagee

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

State Street Bank and Trust Company as Trustee
Mortgagee or Transferee of Mortgagee

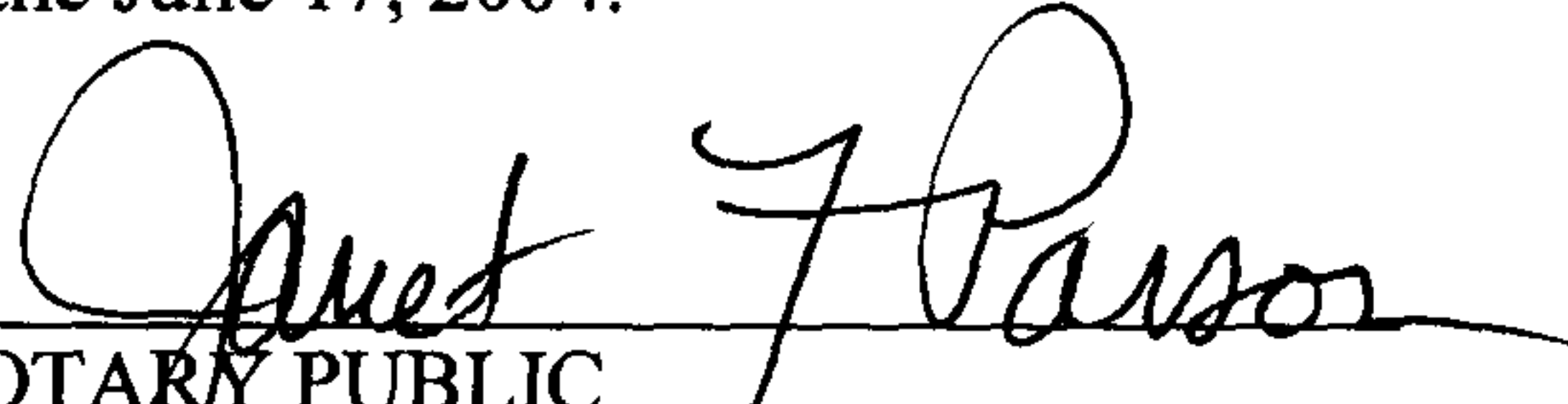
By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By 
MICHAEL ATCHISON, 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 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 June 17, 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
03-1869

Grantee's Address:
State Street Bank and Trust Company
4828 Loope Central Drive
Houston, TX 77081-2226