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MSP FILE NO.: 393.0406361AL/TLL  
LOAN NO.: 0631483752

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20040621000334160 Pg 1/3 18.00  
Shelby Cnty Judge of Probate, AL  
06/21/2004 09:32:00 FILED/CERTIFIED

## MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on December 6, 2002, **Paul Curcio, a single man, Party of the First Part**, executed a certain mortgage to **ABN AMRO Mortgage Group, Inc.**, which said mortgage is recorded in Real Property Book 2002, Page 62598, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and ABN AMRO Mortgage Group, Inc. 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 05/19, 05/26, and 06/02/2004; and

WHEREAS, on June 10, 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 ABN AMRO Mortgage Group, Inc. in the amount of **EIGHTY-FIVE THOUSAND EIGHT HUNDRED NINETEEN AND 38/100 DOLLARS (\$ 85,819.38)**; 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 ABN AMRO Mortgage Group, Inc.; 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 EIGHTY-FIVE THOUSAND EIGHT HUNDRED NINETEEN AND 38/100 DOLLARS (\$ 85,819.38), 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 ABN AMRO Mortgage Group, Inc., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:





Unit 1407, Building 14, in the Gables, a Condominium, a condominium located in Shelby County, Alabama as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27; Page 733, Real Volume 50, Page 327, and Real Volume 50, Page 340 and re-recorded in Real Volume 50, Page 942, Real Volume 165, Page 578 and amended in Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real Volume 96, Page 855 and Real Volume 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and amended in Real Volume 50, Page 325, further amended by Real Volume 189, Page 222, Real Volume 222. Page 691, Real Volume 238, Page 241, Real Volume 269. Page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real Volume 284, Page 181, together with an undivided interest in the Common Elements, as set forth in the aforesaid Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Page 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama.

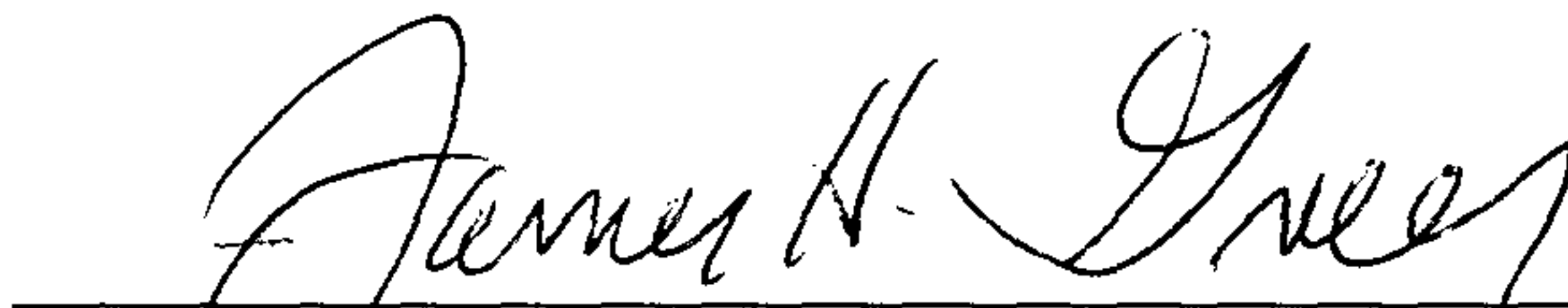
SOURCE OF TITLE: Book 2002 Page 62597

TO HAVE AND TO HOLD the above described property unto ABN AMRO Mortgage Group, Inc., 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, Paul Curcio, a single man and ABN AMRO Mortgage Group, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 10th day of June, 2004.

BY:

AS:

  
Auctioneer and Attorney-in-fact

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 Paul Curcio, a single man and ABN AMRO Mortgage Group, Inc., 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 10th day of June, 2004.



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*Monie O. Cameron*

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE  
MY COMMISSION  
BONDED THRU NOTAR

AT LARGE  
2004  
WRITERS

Grantee Name / Send tax notice to:  
ABN-AMRO Mortgage Group, Inc.  
ATTN: Niki Morgan  
7159 Corklan Drive  
Jacksonville, FL 32258

20040621000334160 Pg 3/3 18.00  
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