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MSP FILE NO.: 393.0406029AL/TLL
LOAN NO.: 0615186895

STATE OF ALABAMA
COUNTY OF SHELBY


20040713000385890 Pg 1/3 21.00
Shelby Cnty Judge of Probate, AL
07/13/2004 11:27:00 FILED/CERTIFIED

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on May 31, 2001, **Steve Overton aka Stephen R. Overton and Peggy Lee Overton, husband and wife, Party of the First Part**, executed a certain mortgage to **ABN AMRO MORTGAGE GROUP, INC**, which said mortgage is recorded in Real Property Book 2001, Page 19526, in the Office of the Judge of Probate of St. Clair County, Alabama (Division) ; and also recorded in Inst. # 2001-29877, 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 The St. Clair News-Aegis, a newspaper of general circulation in St. Clair County, Alabama, in its issues of 05/06, 05/13, 05/20 and 06/17; and by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 06/09, 06/16, and 06/23; and

WHEREAS, on July 1, 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 **NINETY-SIX THOUSAND SEVEN AND 67/100 DOLLARS (\$ 96,007.67)**; 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 **NINETY-SIX THOUSAND SEVEN AND 67/100 DOLLARS (\$ 96,007.67)**, 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 St. Clair County, Alabama, and Shelby County, Alabama to-wit:

Beginning at the Northwest corner of the Northwest Quarter of Section 3, Township 18, Range 2 East, thence South along the West line of said Section 3 a distance of 466.466.69 feet to a point; thence cast and parallel with the North line of said Section 3 a distance of 466.69 feet to a point; thence North parallel with the West line of said Section 3 a distance of 466.69 feet to a point on the North line of said Section; thence North 466.69 feet, more or less, to the point of beginning. Being the five (5) square acres in the Northwest corner of the West 1/2 of the northwest Quarter of Section 3, Township 18, Range 2, Shelby County, Alabama.

Also an easement for ingress and egress described as follows:

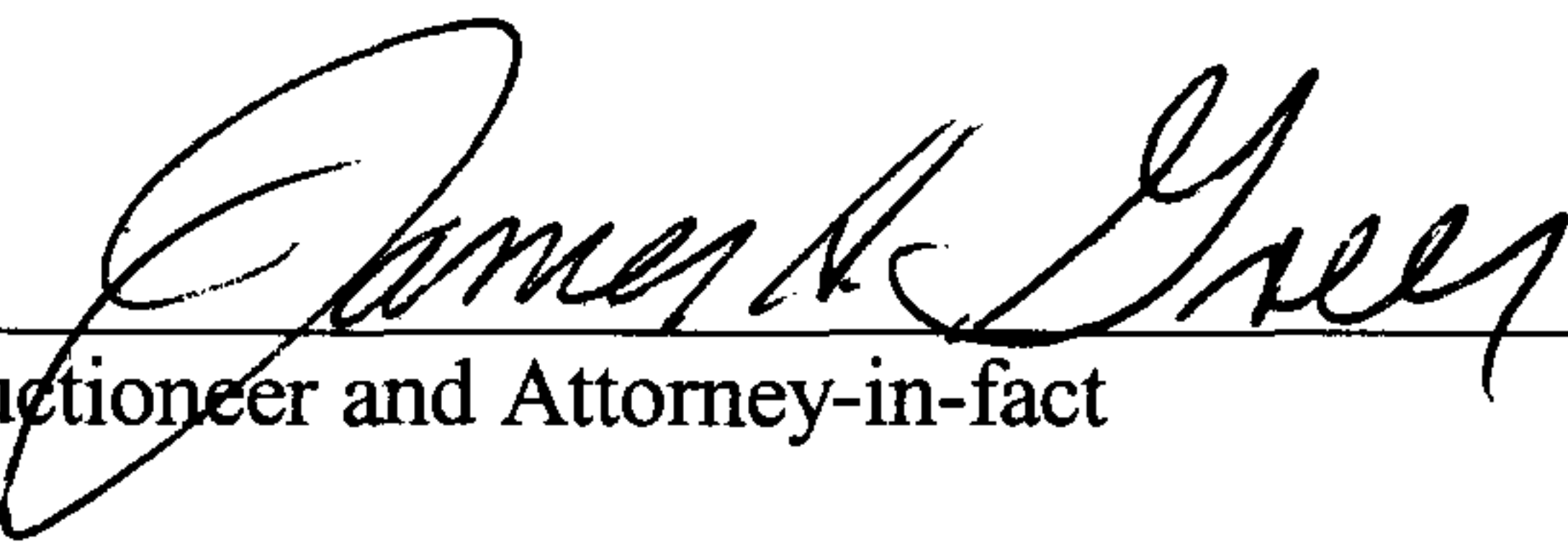
Commencing at a point on the east line of Section 4, Township 18, Range 2 East, said point being 20 feet South of the Northeast corner of said Section and being the Point of Beginning of the herein described easement, thence North along the East line of Section 4 a distance of 20 feet to the Northeast corner of said section; thence continuing North 03 degrees 00' West 776.3 feet to the center of a gravel road (Old Eason Road); thence on and along said road North 71 degrees 32' West (50 feet); thence South 3 degrees 00' East parallel to the above-referenced section lines a distance of 796.3 feet, more or less, to a point which is 50 feet west of the above-referenced Point of Beginning; thence East 50 feet to the point of beginning. Lying situated and being in St. Clair and Shelby Counties, in the State of Alabama.

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, Steve Overton aka Stephen R.Overton and Peggy Lee Overton, husband and wife 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 1st day of July, 2004.

BY:

AS:



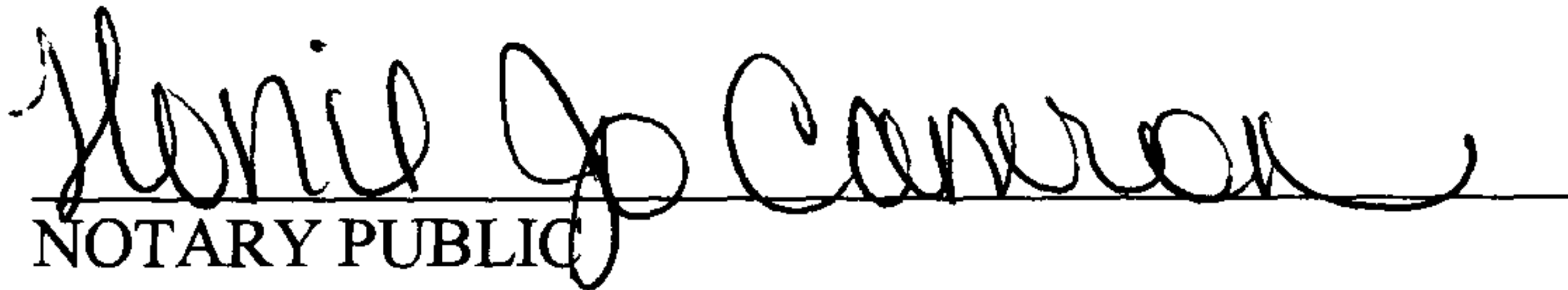
Auctioneer and Attorney-in-fact

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 Steve Overton aka Stephen R.Overton and Peggy Lee Overton, husband and wife 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.

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LOAN NO.: 0615186895

Given under my hand and official seal this 1st day of July, 2004.


NOTARY PUBLIC

My Commission Expires:

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

20040713000385890 Pg 3/3 21.
Shelby Cnty Judge of Probate
07/13/2004 11:27:00 FILED/CE

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