

MORTGAGE FORECLOSURE DEED

20040728000419160 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
07/28/2004 13:20:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Joel J. Landry
8420359195

KNOW ALL MEN BY THESE PRESENTS: That Joel J. Landry and Tamara P. Landry, Husband and Wife did, on to-wit, the November 19, 2001, execute a mortgage to MortgageSouth, LLC, which mortgage is recorded in Instrument # 2001/55771; said mortgage duly transferred and assigned to Homeside Lending, Inc., recorded in Instrument # 2001/55772 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 Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. 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 March 3, 10, 17, 31, June 2, 2004; and

WHEREAS, on the July 28, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:45 P.M o'clock a.m/p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. 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 Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., in the amount of One Hundred Ten Thousand One Hundred Sixty-Three Dollars and No Cents (\$110,163.00), which sum the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, 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 Ten Thousand One Hundred Sixty-Three Dollars and No Cents (\$110,163.00), cash, the said Joel J. Landry and Tamara P. Landry, Husband and Wife, acting by and through the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., 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 Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., the following described real estate situated in County, Alabama, to-wit:

Lot 16, according to the map of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD THE above described property unto Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., 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.

Mike Atchison


IN WITNESS WHEREOF, the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., 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 July 28, 2004.


Joel J. Landry and Tamara P. Landry, Husband and Wife
Mortgagors

Washington Mutual Bank, FA, successor in interest to Homeside
Lending, Inc.
Mortgagee or Transferee of Mortgagee

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

Washington Mutual Bank, FA, successor in interest to Homeside
Lending, Inc.
Mortgagee or Transferee of Mortgagee

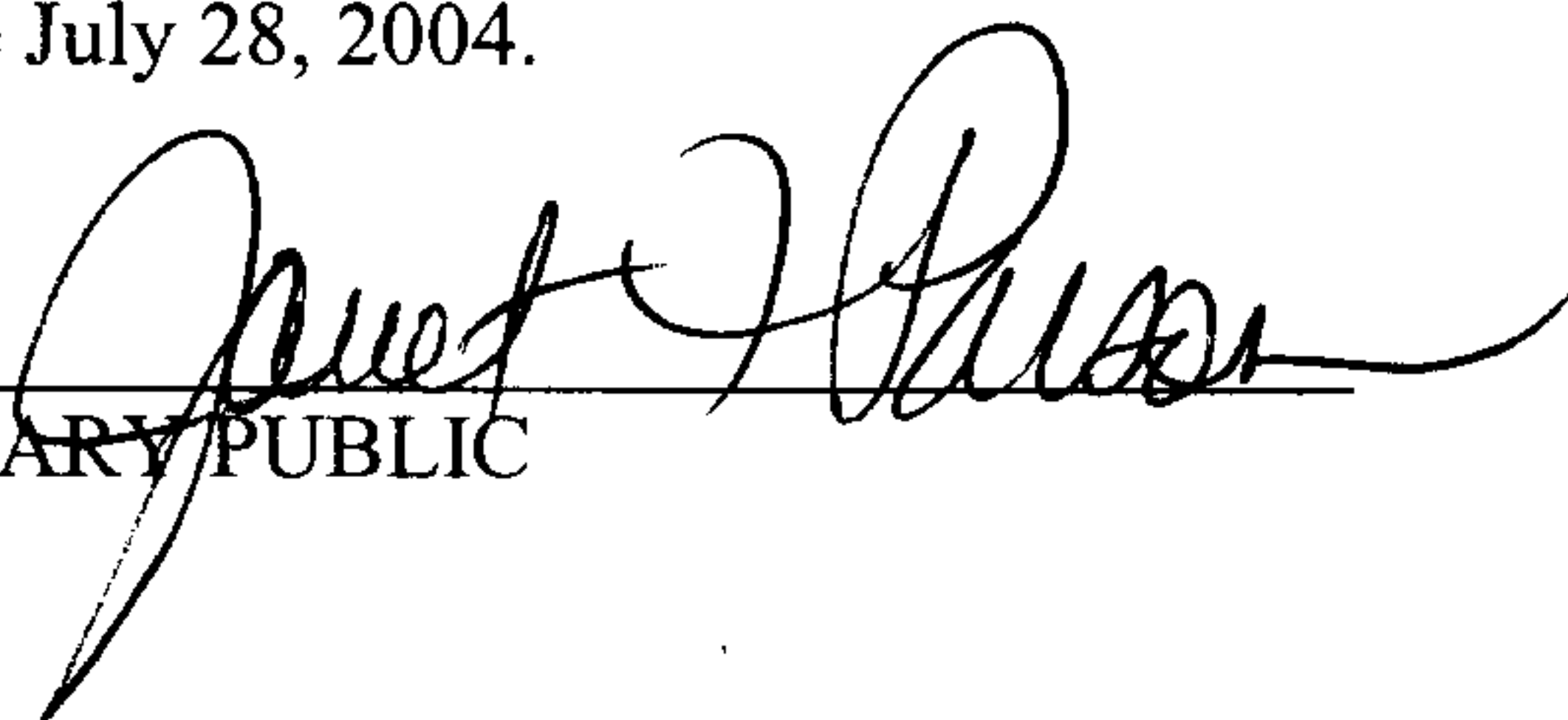
By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

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 July 28, 2004.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203
04-0242

Grantee's Address:
Washington Mutual Bank, FA
8120 Nations Way
Building 100
Jacksonville, FL 32256