


MORTGAGE FORECLOSURE DEED


20040803000431210 Pg 1/2 117.00
Shelby Cnty Judge of Probate, AL
08/03/2004 12:40:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Robert L. F. Krauss
8439878961

KNOW ALL MEN BY THESE PRESENTS: That Robert L. F. Krauss and Wife Lori Ann Krauss did, on to-wit, the November 30, 1995, execute a mortgage to AmSouth Mortgage Co., Inc., which mortgage is recorded in Instrument # 1995-34830; said mortgage duly transferred and assigned to Bancboston Mortgage Corporation, as recorded in Instrument # 1996-20223, further assigned and transferred to Federal National Mortgage Association as recorded in Instrument # 200403170001360000 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 July 7, 14, 21, 2004; and

WHEREAS, on the August 2, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:07 PM o'clock a.m./PM, 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 SHELBY RESOURCES, INC., in the amount of One Hundred Thousand Six Hundred Five Dollars and No Cents (\$100,605.00), and said property was thereupon sold to the said SHELBY RESOURCES, 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 Thousand Six Hundred Five Dollars and No Cents (\$100,605.00), cash, the said Robert L. F. Krauss and Wife Lori Ann Krauss, acting by and through the said Federal National Mortgage Association, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Federal National Mortgage Association, 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 SHELBY RESOURCES, INC., the following described real estate situated in Shelby County, Alabama, to-wit:

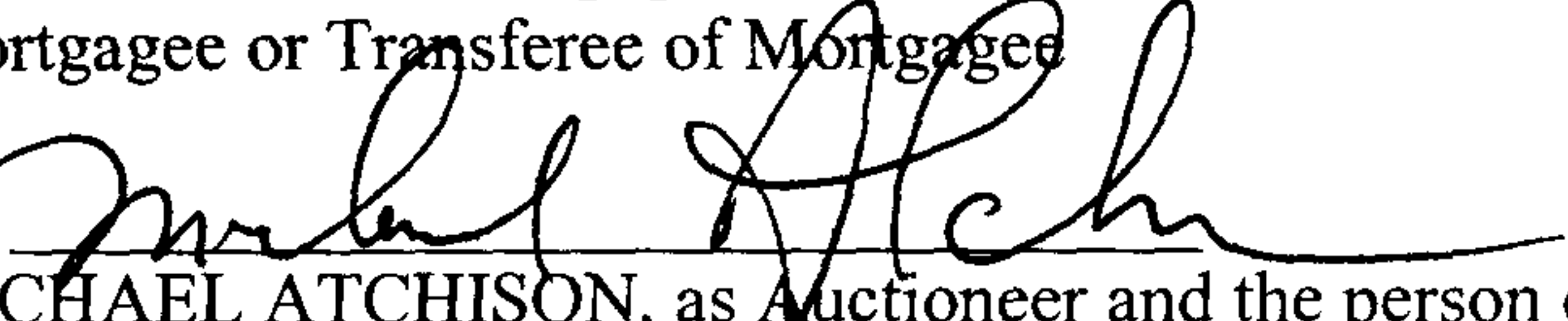
Lot 20, according to the Survey of Lake Terrace, as recorded in Map Book 19, Page 153, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto SHELBY RESOURCES, 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.

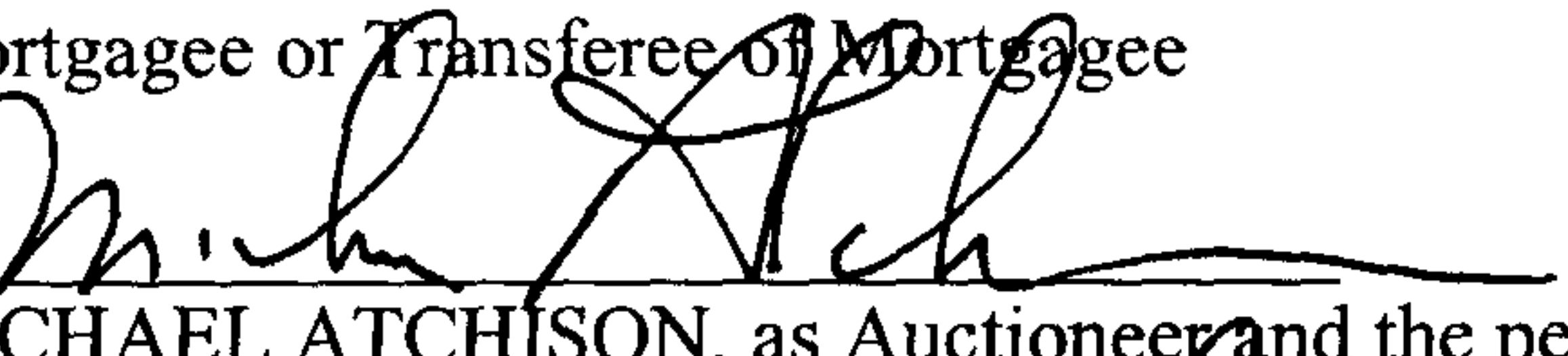
IN WITNESS WHEREOF, the said Federal National Mortgage Association, has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the August 2, 2004.

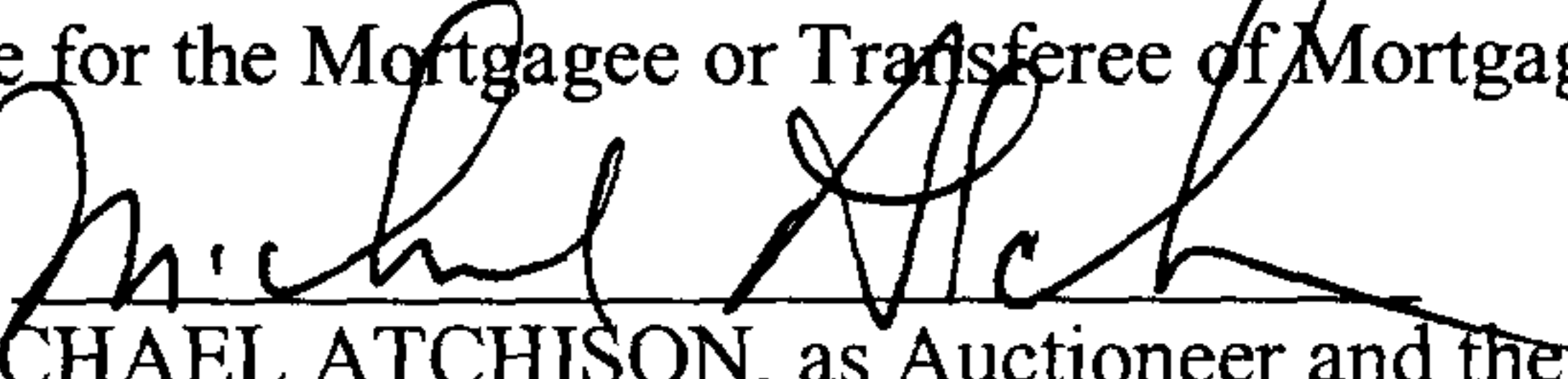
Robert L. F. Krauss and Wife Lori Ann Krauss
Mortgagors

Federal National Mortgage Association
Mortgagee or Transferee of Mortgage

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

Federal National Mortgage Association
Mortgagee or Transferee of Mortgage

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

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

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 Mortgage, 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 Mortgage, 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 August 2, 2004.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-6-04

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203
04-0379

GRANTEE'S ADDRESS
Washington Mutual Bank FA
8120 Nations Way
Building 100
Jacksonville, Florida 32256

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