


**MORTGAGE FORECLOSURE DEED**

  
20040805000438710 Pg 1/2 188.50  
Shelby Cnty Judge of Probate, AL  
08/05/2004 12:13:00 FILED/CERTIFIED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Patricia O. Abbott  
096235

KNOW ALL MEN BY THESE PRESENTS: That Patricia O. Abbott, unmarried did, on to-wit, the June 18, 1999, execute a mortgage to MortgageAmerica Inc., which mortgage is recorded in Instrument # 1999-26663, said mortgage was assigned and transferred to Standard Mortgage Corporation as recorded in Instrument # 1999-39262 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 Standard Mortgage Corporation 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 19, 26, June 2, 2004; and

WHEREAS, on the June 7, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:25 o'clock a.m.(p.m.), between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Standard Mortgage Corporation 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 AmSouth Bank, in the amount of One Hundred Seventy-Three Thousand Four Hundred Four Dollars and Eighty-Two Cents (\$173,404.82), and said property was thereupon sold to the said AmSouth Bank, 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 Seventy-Three Thousand Four Hundred Four Dollars and Eighty-Two Cents (\$173,404.82), cash, the said Patricia O. Abbott, unmarried, acting by and through the said Standard Mortgage Corporation, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Standard Mortgage Corporation, 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 AmSouth Bank, the following described real estate situated in County, Alabama, to-wit:

Lot 3, Block 3, according to the Map and Survey of Norwick Forest - First Sector, as recorded in Map Book 11, Page 63, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto AmSouth Bank, 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.

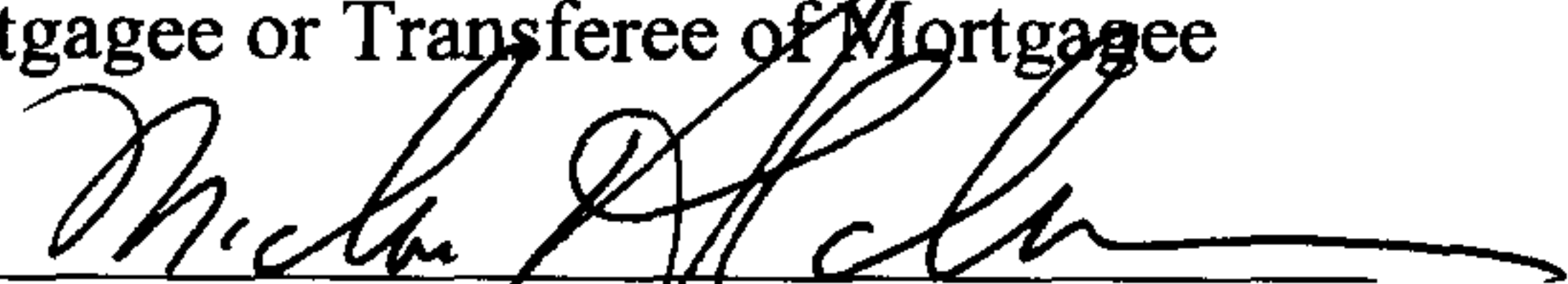


IN WITNESS WHEREOF, the said Standard Mortgage Corporation, has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the June 7, 2004.

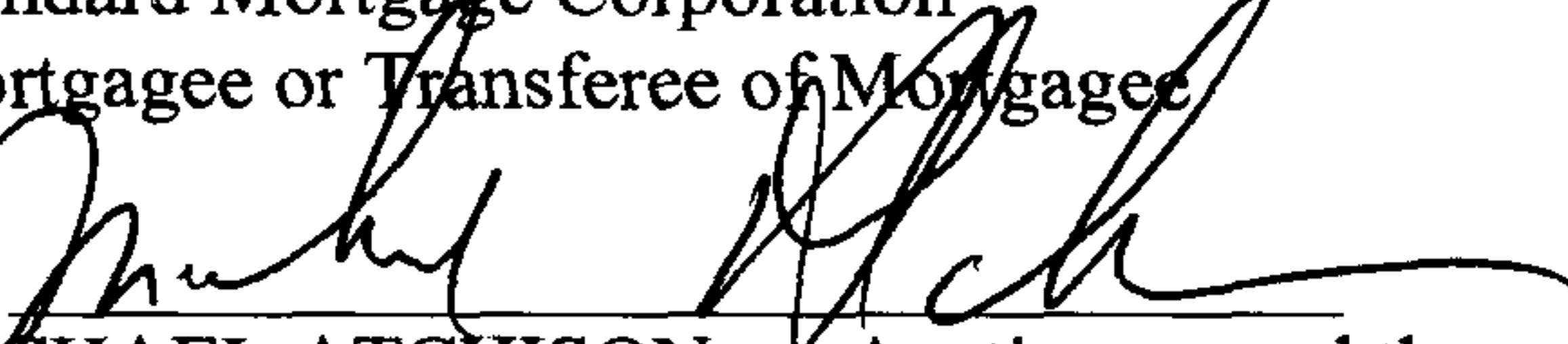
Patricia O. Abbott, unmarried  
Mortgagors

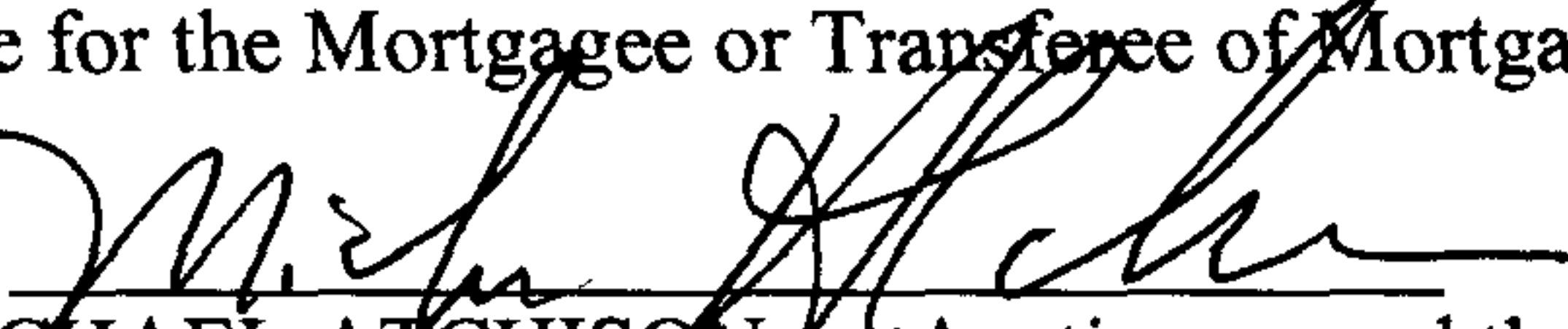
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Standard Mortgage Corporation  
Mortgagee or Transferee of Mortgagee

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

Standard Mortgage Corporation  
Mortgagee or Transferee of Mortgagee

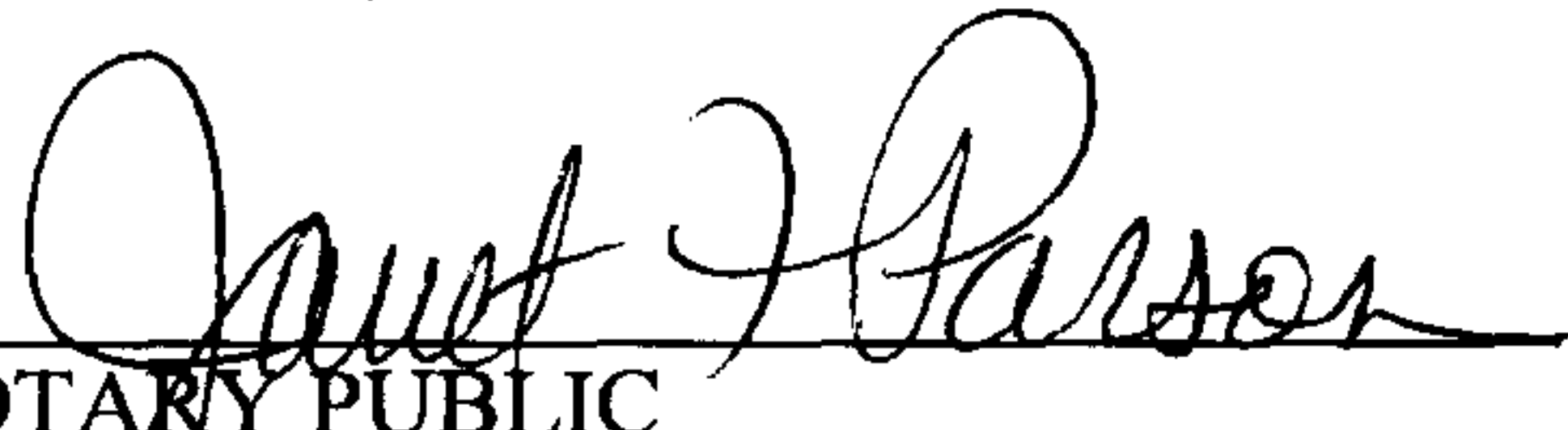
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STATE OF ALABAMA  
COUNTY OF SHELBY

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 7, 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  
04-0674

GRANTEE'S ADDRESS  
STANDARD MORTGAGE CORPORATION  
One Shell Square  
701 Poydras St., Ste 300  
New Orleans, Louisiana 70139-0300