

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: July 31, 2003, David Neal and Greta J. Neal, husband and wife, Mortgagors, executed a certain mortgage to AmSouth Bank, a corporation, said mortgage being recorded as **Instrument 20030813000533050**, in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said AmSouth Bank, as Mortgagee, 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 U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of June 23, 30 and July 7, 2004; and

WHEREAS, on July 21, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said AmSouth Bank, as Mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, 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 the said AmSouth Bank, as Mortgagee, in the amount of Sixty Four Thousand Five Hundred Nine and 57/100 Dollars (\$64,509.57) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said AmSouth Bank; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said AmSouth Bank; and

WHEREAS, said mortgage expressly authorized the 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 Sixty Four Thousand Five Hundred Nine and 57/100 Dollars (\$64,509.57), David Neal and Greta J. Neal, husband and wife, Mortgagors, by and through the said AmSouth Bank, as Mortgagee, do grant, bargain, sell and convey unto the said AmSouth Bank, as Mortgagee, the following described real property situated in Shelby County, Alabama to-wit:

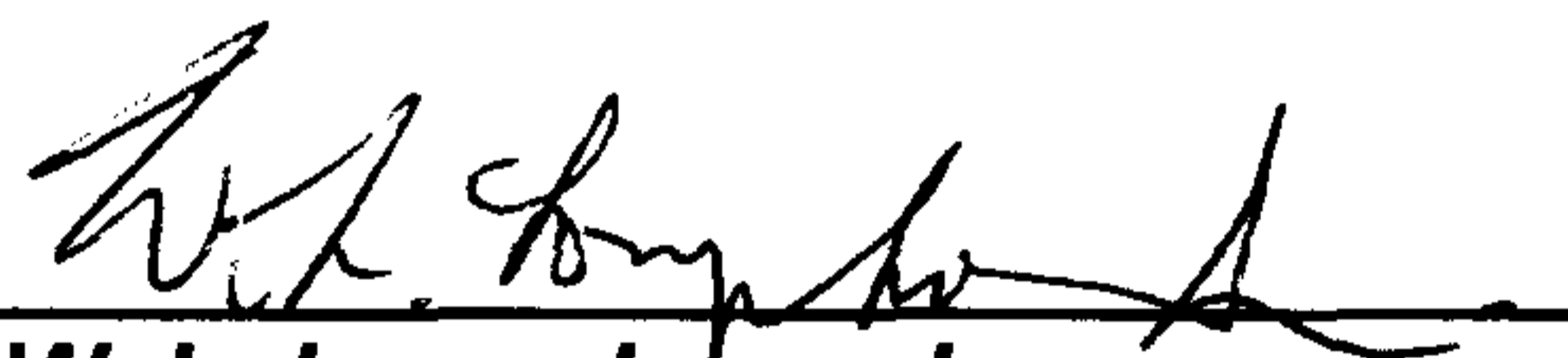
A parcel of land located in the SE 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 2 West, more particularly described as follows: Commence at the NW corner of said 1/4 - 1/4 section, thence in a southerly direction along the west line of said 1/4 - 1/4 section a distance of 660.16 feet to the point of beginning; thence in a southerly direction along last described course a distance of 180.0 feet; thence 89°55' left in an easterly direction along the south line of said parcel of land a distance of 158.48 feet; thence 77°13'50" left in a northeasterly direction along west right of way line of County Road No. 35 a distance of 184.61 feet; thence 102°49'20" left in a westerly direction along the north line of said parcel of land, a distance of 199.41 feet to the point of beginning. Situated in Shelby County, Alabama.

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

IN WITNESS WHEREOF, the said David Neal and Greta J. Neal, husband and wife, Mortgagors, by the said AmSouth Bank, as Mortgagee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 21st day of July, 2004.

**DAVID NEAL
AND
GRETA J. NEAL,
HUSBAND AND WIFE,
MORTGAGORS,**

**By: AMSOUTH BANK
AS MORTGAGEE**

By: 
**W. L. Longshore, Jr.,
Auctioneer**

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said AmSouth Bank, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of July, 2004.


**NOTARY PUBLIC
My Commission Expires: 5/16/05**

**THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
Longshore, Buck & Longshore, P.C.
2009 Second Avenue North
Birmingham, Alabama 35203
(205) 252-7661**

**GRANTEE'S ADDRESS:
AMSOUTH BANK
P. O. BOX 10063
BIRMINGHAM, AL 35202-0063**