

MORTGAGE FORECLOSURE DEED

20040915000513170 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
09/15/2004 12:42:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Kendralyn D. Crowder a/k/a Kendralyn C. Bridgette
8020357904

KNOW ALL MEN BY THESE PRESENTS: That Kendralyn D. Crowder, An Unmarried Woman did, on to-wit, the January 31, 2001, execute a mortgage to AmSouth Bank, which mortgage is recorded in Instrument # 2001/04364; said mortgage duly transferred and assigned to Fleet National Bank, recorded in Instrument # 2001/39007; further assigned to Mortgage Electronic Registration Systems, Inc., recorded in Instrument # 2001/47814 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 Mortgage Electronic Registration Systems, 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 August 18, 25, September 1, 2004; and

WHEREAS, on the September 15, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:30 o'clock a.m./p.m.) between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Mortgage Electronic Registration Systems, 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 Mortgage Electronic Registration Systems, Inc., in the amount of One Hundred Eighteen Thousand Six Hundred Sixty-Four Dollars and Fourteen Cents (\$118,664.14), which sum the said Mortgage Electronic Registration Systems, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Mortgage Electronic Registration Systems, 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 Eighteen Thousand Six Hundred Sixty-Four Dollars and Fourteen Cents (\$118,664.14), cash, the said Kendralyn D. Crowder, An Unmarried Woman, acting by and through the said Mortgage Electronic Registration Systems, Inc., by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Mortgage Electronic Registration Systems, 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 Mortgage Electronic Registration Systems, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 56, according to the Survey of Brookhollow, First Sector, as recorded in Map Book 17, Page 103, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


TO HAVE AND TO HOLD THE above described property unto Mortgage Electronic Registration Systems, 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.

MTA


IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, 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 September 15, 2004.


Kendralyn D. Crowder, An Unmarried Woman
Mortgagors

Mortgage Electronic Registration Systems, Inc.
Mortgagee or Transferee of Mortgagee

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

Mortgage Electronic Registration Systems, 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

20040915000513170 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
09/15/2004 12:42:00 FILED/CERTIFIED

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 September 15, 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
04-0617

Grantee's Address:
Washington Mutual Bank, FA
P.O. Box 1169
Milwaukee, Wisconsin 53201-1169